

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

14 ASTER CLOSE MEADOW HEIGHTS VIC 3048

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$638,750

Property type

House

Suburb

Meadow Heights

Period-from

11 Jun 2024

to

12 Nov 2024

Source

realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

Date of sale

95 CASSINIA CRESCENT MEADOW HEIGHTS VIC 3048	\$693,000	19-Oct-24

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 12 November 2024



95 CASSINIA CRESCENT MEADOW Sold Price ^{RS} **\$693,000** Sold Date **19-Oct-24**
HEIGHTS VIC 3048

5 3 - Distance **0.82km**

RS = Recent sale UN = Undisclosed Sale

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