

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 12 Goodenia Close, Meadow Heights 3048

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$620,000 & \$660,000

Median sale price

Median price \$535,100 House ☒ Suburb Meadow Heights
Period - From 01/03/17 to 26/03/17 Source realestate.com.au

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|--|-----------|--------------|
| 1 - 9 Thistle Court, Meadow Heights | \$639,000 | 17/02/18 |
| 2 - 97 Bicentennial Crescent, Meadow Heights | \$626,000 | 21/10/17 |

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 six months.