

# 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 12 Shelbourne Court, Meadow Heights 3048

### Indicative selling price

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

Single price \$429,000

or range between

\$

&

\$

### Median sale price

Median price \$485,000

Property type House

Suburb Meadow Heights

Period - From 01/07/18

to

30/06/19

Source Pricefinder

### 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 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 – 11 Expo Court, Meadow Heights	\$480,000	13/07/19
2 – 13 Kanooka Grove, Meadow Heights	\$460,000	02/08/19
3 – 10 Taggerty Crescent, Meadow Heights	\$443,000	14/10/19

This Statement of Information was prepared on: 28 October 2019