

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

3 PINNAROO CIRCUIT 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

\$640,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Meadow Heights

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

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

99 ASHLEIGH CRESCENT MEADOW HEIGHTS VIC 3048	\$650,000	03-Jul-23
1411 PASCOE VALE ROAD MEADOW HEIGHTS VIC 3048	\$656,000	20-May-23
143 MALMSBURY DRIVE MEADOW HEIGHTS VIC 3048	\$640,000	19-Apr-23

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: 13 October 2023


**99 ASHLEIGH CRESCENT
MEADOW HEIGHTS VIC 3048**
 3  2  2

Sold Price **\$650,000** Sold Date **03-Jul-23**

Distance **1.18km**

**1411 PASCOE VALE ROAD
MEADOW HEIGHTS VIC 3048**
 3  1  4

Sold Price **\$656,000** Sold Date **20-May-23**

Distance **1.4km**

**143 MALMSBURY DRIVE MEADOW
HEIGHTS VIC 3048**
 3  2  2

Sold Price **\$640,000** Sold Date **19-Apr-23**

Distance **0.89km**
RS = Recent sale

UN = Undisclosed Sale

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