

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

8 WATTLE 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

\$609,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

House

Suburb

Meadow Heights

Period-from

01 Oct 2023

to

30 Sep 2024

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

6 COSGROVE COURT MEADOW HEIGHTS VIC 3048	\$632,000	18-May-24
9 MITCHELL CRESCENT MEADOW HEIGHTS VIC 3048	\$635,000	29-Apr-24
18 MITCHELL CRESCENT MEADOW HEIGHTS VIC 3048	\$642,500	02-Aug-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: 01 October 2024



**6 COSGROVE COURT MEADOW
HEIGHTS VIC 3048**

 4  2  1

Sold Price

\$632,000

Sold Date

18-May-24

Distance

1.93km



**9 MITCHELL CRESCENT MEADOW
HEIGHTS VIC 3048**

 4  2  1

Sold Price

\$635,000

Sold Date

29-Apr-24

Distance

1.74km



**18 MITCHELL CRESCENT MEADOW
HEIGHTS VIC 3048**

 4  2  2

Sold Price

\$642,500

Sold Date

02-Aug-24

Distance

1.78km

RS = Recent sale

UN = Undisclosed Sale

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