

## 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

19 ASTER CLOSE MEADOW HEIGHTS VIC 3048

### Indicative selling price

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

Single Price

or range  
between

\$520,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Meadow Heights

Period-from

30 Mar 2024

to

30 Sep 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

|                                                |           |           |
|------------------------------------------------|-----------|-----------|
| 153 LIGHTWOOD CRESCENT MEADOW HEIGHTS VIC 3048 | \$530,000 | 13-Jul-24 |
| 9 HUNTLY COURT MEADOW HEIGHTS VIC 3048         | \$550,500 | 27-Apr-24 |
| 14 ELLAM COURT MEADOW HEIGHTS VIC 3048         | \$537,000 | 03-Sep-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: 07 October 2024



## 153 LIGHTWOOD CRESCENT MEADOW HEIGHTS VIC 3048

3 1 2

Sold Price **\$530,000** Sold Date **13-Jul-24**

Distance **0.24km**



## 9 HUNTLY COURT MEADOW HEIGHTS VIC 3048

3 1 1

Sold Price **\$550,500** Sold Date **27-Apr-24**

Distance **1.19km**



## 14 ELLAM COURT MEADOW HEIGHTS VIC 3048

3 1 -

Sold Price <sup>RS</sup> **\$537,000** Sold Date **03-Sep-24**

Distance **1.22km**

RS = Recent sale

UN = Undisclosed Sale

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