
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 11 Dakara Close, Meadow Heights

Indicative selling price

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

\$530,000

&

\$580,000

Median sale price

Median price \$491,500

House

X

Suburb Meadow Heights

Period - From MAR 2017

to MAY 2017

Source REIV propertydata.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 - 7 Dalton Court, Meadow Heights	\$570,000	18/07/2017
2 - 99 Shankland Blvd, Meadow Heights	\$550,000	09/05/2017
3 - 51 Tarcoola Avenue, Meadow Heights	\$530,000	07/06/2017