

## 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

5 NASH COURT 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

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

Meadow Heights

Period-from

01 May 2022

to

30 Apr 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 11 YARTO COURT MEADOW HEIGHTS VIC 3048      | \$589,500 | 07-Feb-23 |
| 8 EXPO COURT MEADOW HEIGHTS VIC 3048        | \$620,000 | 28-Nov-22 |
| 143 MALMSBURY DRIVE MEADOW HEIGHTS VIC 3048 | \$640,000 | 24-Mar-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: 22 May 2023


**11 YARTO COURT MEADOW  
HEIGHTS VIC 3048**
 3    1    2

Sold Price

**\$589,500**

Sold Date

**07-Feb-23**

Distance

**0.32km**

**8 EXPO COURT MEADOW HEIGHTS  
VIC 3048**
 4    2    2

Sold Price

**\$620,000**

Sold Date

**28-Nov-22**

Distance

**0.36km**

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

Sold Price

<sup>RS</sup> **\$640,000**

Sold Date

**24-Mar-23**

Distance

**0.37km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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