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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 10 Fumina Court, Meadow Heights

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$560,000

### Median sale price

Median price \$450,000 House ☒ Suburb Meadow Heights  
Period - From MARCH 2017 to JUNE 2017 Source REIVpropertydata.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 - 13 Bonang Court, Meadow Heights	\$415,000	11/04/2017
2 - 33 Buchan Street, Meadow Heights	\$437,000	10/03/2017
3 - 8 Shelbourne Court, Meadow Heights	\$590,000	08/04/2017