

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

7 Bond Court 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

\$545,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

House

Suburb

Meadow Heights

Period-from

01 Nov 2018

to

31 Oct 2019

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

5 Bond Court Meadow Heights VIC 3048	\$650,000	12-Oct-19
23 Sheoak Court Meadow Heights VIC 3048	\$600,000	07-Jul-19
9 Hopkins Way Meadow Heights VIC 3048	\$555,000	22-Jun-19

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: 11 November 2019



5 Bond Court Meadow Heights VIC 3048

 4  2  2

Sold Price

^{RS} **\$650,000**

Sold Date

12-Oct-19

Distance

0.02km



23 Sheoak Court Meadow Heights VIC 3048

 3  2  1

Sold Price

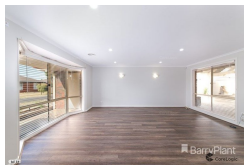
\$600,000

Sold Date

07-Jul-19

Distance

0.24km



9 Hopkins Way Meadow Heights VIC 3048

 4  2  3

Sold Price

\$555,000

Sold Date

22-Jun-19

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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