

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

7/32 PAPWORTH PLACE 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

\$430,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$447,500

Property type

Unit

Suburb

Meadow Heights

Period-from

01 Jul 2023

to

30 Jun 2024

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

4 ROCKLANDS RISE MEADOW HEIGHTS VIC 3048	\$450,000	24-Jun-24
3/32 PAPWORTH PLACE MEADOW HEIGHTS VIC 3048	\$470,000	01-Nov-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.

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**4 ROCKLANDS RISE MEADOW
HEIGHTS VIC 3048**

3 1 1

Sold Price

^{RS}

\$450,000

Sold Date

24-Jun-24

Distance

0.39km



**3/32 PAPWORTH PLACE MEADOW
HEIGHTS VIC 3048**

3 1 1

Sold Price

\$470,000

Sold Date

01-Nov-23

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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