

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

2 Navarre 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Meadow Heights

Period-from

01 Jan 2020

to

31 Dec 2020

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

7 Midas Court Meadow Heights VIC 3048	\$450,000	28-Jul-20
6 Colignan Court Meadow Heights VIC 3048	\$481,000	12-Oct-20
11 Sandford Court Meadow Heights VIC 3048	\$560,000	22-Aug-20

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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7 Midas Court Meadow Heights VIC 3048

Sold Price

\$450,000

Sold Date

28-Jul-20

 3  1  1

Distance

0.93km



6 Colignan Court Meadow Heights VIC 3048

Sold Price

\$481,000

Sold Date

12-Oct-20

 3  1  1

Distance

0.25km



11 Sandford Court Meadow Heights VIC 3048

Sold Price

\$560,000

Sold Date

22-Aug-20

 3  1  1

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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