

# 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 6/31 Rokewood Crescent, Meadow Heights 3048

### Indicative selling price

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

Single price \$450,000

### Median sale price

Median price \$395,000 Property type UNIT Suburb MEADOW HEIGHTS

Period - From 1/10/2019 to 31/12/2019 Source REIV

### Comparable property sales

A\* 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 - 9a Binak Court, Meadow Heights	\$457,000	23/12/2019
2 - 62a Woodburn Crescent, Meadow Heights	\$470,000	12/12/2019
3 - 2/14 Woods Close, Meadow Heights	\$445,000	10/12/2019

This Statement of Information was prepared on: 13/02/2020