

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 23 Midas Court, Meadow Heights VIC 3048

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$390,000

Median sale price

Median price \$525,000

House ☒

Suburb Meadow Heights

Period - From 1/10/2018 to 31/12/2018

Source REIV

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 – 3 Bendoc Court, Meadow Heights	\$400,000	04/03/19
2 – 23 Eldorado Crescent, Meadow Heights	\$450,000	05/02/19
3 – 48 Woodburn Crescent, Meadow Heights	\$395,400	20/10/18