

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

9 Dutton Street 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$432,500

Property type

Unit

Suburb

Meadow Heights

Period-from

01 Nov 2020

to

31 Oct 2021

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

14 Inverleigh Court Meadow Heights VIC 3048	\$470,000	08-Nov-21
2/3 Binnak Court Meadow Heights VIC 3048	\$475,000	21-Oct-21

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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14 Inverleigh Court Meadow Heights VIC 3048

3 1 3

Sold Price

^{RS} **\$470,000**

Sold Date

08-Nov-21

Distance

0.88km



2/3 Binnak Court Meadow Heights VIC 3048

3 1 1

Sold Price

^{RS} **\$475,000**

Sold Date

21-Oct-21

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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