

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 5/29 Rokewood Crescent, Meadow Heights Vic 3048

Indicative selling price

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

Single price \$330,000

Median sale price*

Median price \$384,000 House Unit X Suburb Meadow Heights
Period - From 15/10/2018 to 15/04/2019 Source REIV

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 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 71 Ashleigh Cr MEADOW HEIGHTS 3048	\$375,000	12/04/2019
2 3/85 Rokewood Cr MEADOW HEIGHTS 3048	\$352,200	01/12/2018
3 2/49 Nicholson Cr MEADOW HEIGHTS 3048	\$335,000	18/12/2018

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 six months.

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 16 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.



3 1 1

Rooms:
Property Type: Apartment
Land Size: 188 sqm approx
Agent Comments

Indicative Selling Price

\$330,000

Median Unit Price *

15/10/2018 - 15/04/2019: \$384,000

* Agent calculated median based on 16 sales

Comparable Properties



71 Ashleigh Cr MEADOW HEIGHTS 3048
(REI/VG)

Agent Comments

3 1 1

Price: \$375,000
Method: Private Sale
Date: 12/04/2019
Rooms: 4
Property Type: Unit



3/85 Rokewood Cr MEADOW HEIGHTS 3048
(REI/VG)

Agent Comments

3 1 1

Price: \$352,200
Method: Auction Sale
Date: 01/12/2018
Rooms: -
Property Type: Unit
Land Size: 206 sqm approx



2/49 Nicholson Cr MEADOW HEIGHTS 3048
(VG)

Agent Comments

3 - -

Price: \$335,000
Method: Sale
Date: 18/12/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)