



Statement Of Information

Sections 47AF of the Estate Agents Act 1980

2/51 Bicentennial Crescent, 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 \$400,000 & \$439,000

Median sale price

(*Delete house or unit as applicable)

Median price \$434,000 *House ☐ *unit ☒ Suburb or locality Meadow Heights
Period - From Oct 22 to Jul 23 Source REA

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1. 4a Huntly Court, Meadow Heights	\$ 420,000	11/07/2023
2. 1/5 Dixie Court, Meadow Heights	\$ 440,000	16/12/2022
3. 2/20 Navarre Court, Meadow Heights	\$ 423,500	08/10/2022

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*.

Or

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.

(*Delete as applicable)