

## 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

1/6 DENVER COURT MEADOW HEIGHTS VIC 3048

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$440,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Meadow Heights

Period-from

01 Jun 2021

to

31 May 2022

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

9A BERRINGA COURT MEADOW HEIGHTS VIC 3048	\$464,500	19-Feb-22
10A DILLWYNIA PLACE MEADOW HEIGHTS VIC 3048	\$450,000	15-Jun-22
11 WEEMALA COURT MEADOW HEIGHTS VIC 3048	\$460,000	27-Apr-22

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.~~

This Statement of Information was prepared on: 28 June 2022



**9A BERRINGA COURT MEADOW  
HEIGHTS VIC 3048**

 3  1  1

Sold Price

**\$464,500**

Sold Date

**19-Feb-22**

Distance

-



**10A DILLWYNIA PLACE MEADOW  
HEIGHTS VIC 3048**

 3  1  1

Sold Price

<sup>RS</sup> **\$450,000**

Sold Date

**15-Jun-22**

Distance

**0.81km**



**11 WEEMALA COURT MEADOW  
HEIGHTS VIC 3048**

 3  1  1

Sold Price

**\$460,000**

Sold Date

**27-Apr-22**

Distance

**1.3km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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