

## 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 3 Darebin Court, Meadow Heights 3048

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$450,000

### Median sale price

Median price \$451,000 House ☒ Suburb Meadow Heights  
Period - From MARCH 2017 to MARCH 2018 Source realestate.com.au

### 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 - 5 Homewood Court, Meadow Heights	\$445,000	17/03/18
2 - 10 Hallston Court, Meadow Heights	\$510,000	22/11/17
3 - 3 Woodburn Crescent, Meadow Heights	\$470,000	30/08/17