

## 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

8 MOYSTON 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

\$540,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Meadow Heights

Period-from

01 Mar 2021

to

28 Feb 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

4 WOODBURN CRESCENT MEADOW HEIGHTS VIC 3048	\$550,000	30-Oct-21
6 WERONA COURT MEADOW HEIGHTS VIC 3048	\$560,000	23-Oct-21
11 GARVOC COURT MEADOW HEIGHTS VIC 3048	\$567,000	13-Dec-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.~~

This Statement of Information was prepared on: 11 March 2022



## 4 WOODBURN CRESCENT MEADOW HEIGHTS VIC 3048

3 1 1

Sold Price **\$550,000** Sold Date **30-Oct-21**

Distance **0.24km**



## 6 WERONA COURT MEADOW HEIGHTS VIC 3048

3 1 -

Sold Price **\$560,000** Sold Date **23-Oct-21**

Distance **0.44km**



## 11 GARVOC COURT MEADOW HEIGHTS VIC 3048

3 1 2

Sold Price **\$567,000** Sold Date **13-Dec-21**

Distance **0.47km**



## 5 ELLAM COURT MEADOW HEIGHTS VIC 3048

3 1 2

Sold Price **\$560,000** Sold Date **11-Oct-21**

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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