

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address
Including suburb and
postcode

12 Brodie Court, Meadow Heights

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$584,000 Property type House Suburb Meadow Heights

Period - From May 2024 to Nov 2024 Source Pricefinder

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. 67 Mitchell Crescent, Meadow Heights	\$627,000	16.11.2024
2. 14 Colignan Court, Meadow Heights	\$640,000	31.10.2024
3. 7 Seville Court, Meadow Heights	\$641,000	16.07.2024

This Statement of Information was prepared on:

22.11.2024