

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	5 Elder Close, Meadow Heights Vic 3048
---	--

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$420,000	&	\$462,000
---------------	-----------	---	-----------

Median sale price

Median price	\$491,500	House	X	Unit		Suburb	Meadow Heights
Period - From	01/04/2017	to	30/06/2017	Source	REIV		

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	13 Manna Ct MEADOW HEIGHTS 3048	\$473,000	09/09/2017
2	19 Kanooka Gr MEADOW HEIGHTS 3048	\$450,000	17/08/2017
3	5 Buxton Ct MEADOW HEIGHTS 3048	\$450,000	07/06/2017

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.~~



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 468 sqm approx

Agent Comments

Indicative Selling Price

\$420,000 - \$462,000

Median House Price

June quarter 2017: \$491,500

Comparable Properties



13 Manna Ct MEADOW HEIGHTS 3048 (REI)

Agent Comments



Price: \$473,000

Method: Auction Sale

Date: 09/09/2017

Rooms: 6

Property Type: House (Res)

Land Size: 500 sqm approx



19 Kanooka Gr MEADOW HEIGHTS 3048 (REI/VG)

Agent Comments



Price: \$450,000

Method: Private Sale

Date: 17/08/2017

Rooms: 4

Property Type: House

Land Size: 492 sqm approx



5 Buxton Ct MEADOW HEIGHTS 3048 (VG)

Agent Comments



Price: \$450,000

Method: Sale

Date: 07/06/2017

Rooms: -

Property Type: House (Res)

Land Size: 495 sqm approx