

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

9 BULLRUSH COURT MEADOW HEIGHTS VIC 3048

Indicative selling price

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

Single Price

\$679,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Meadow Heights

Period-from

01 Oct 2021

to

30 Sep 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

5 REDWOOD CLOSE MEADOW HEIGHTS VIC 3048	\$649,000	09-Jul-22
35 PINNAROO CIRCUIT MEADOW HEIGHTS VIC 3048	\$700,000	28-Sep-22
81 SHANKLAND BOULEVARD MEADOW HEIGHTS VIC 3048	\$685,000	16-Sep-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: 10 October 2022



**5 REDWOOD CLOSE MEADOW
HEIGHTS VIC 3048**

 4  2  2

Sold Price

\$649,000

Sold Date

09-Jul-22

Distance

0.44km



**35 PINNAROO CIRCUIT MEADOW
HEIGHTS VIC 3048**

 5  2  2

Sold Price

^{RS} **\$700,000**

Sold Date

28-Sep-22

Distance

1.1km



**81 SHANKLAND BOULEVARD
MEADOW HEIGHTS VIC 3048**

 5  2  5

Sold Price

^{RS} **\$685,000**

Sold Date

16-Sep-22

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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