



James Newton
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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

1/47 Shankland Boulevard, Meadow Heights Vic 3048

Indicative selling price

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

Range between \$340,000

&

\$370,000

Median sale price

Median price \$326,000

House

Unit

X

Suburb

Meadow Heights

Period - From 01/07/2016

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 Nicholson Cr MEADOW HEIGHTS 3048	\$350,000	31/03/2017
2	1/8 Seville Ct MEADOW HEIGHTS 3048	\$350,000	25/02/2017
3	23 Jasmine Ct MEADOW HEIGHTS 3048	\$351,000	28/04/2017

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.~~



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Indicative Selling Price

\$340,000 - \$370,000

Median Unit Price

Year ending June 2017: \$326,000



3 2 2

Rooms:

Property Type:

Land Size: 284 sqm approx

Agent Comments

Comparable Properties



13 Nicholson Cr MEADOW HEIGHTS 3048 (REI/VG)

Agent Comments

3 1 1

Price: \$350,000

Method: Private Sale

Date: 31/03/2017

Rooms: 4

Property Type: House

Land Size: 300 sqm approx

1/8 Seville Ct MEADOW HEIGHTS 3048 (VG)

Agent Comments

3 - -

Price: \$350,000

Method: Sale

Date: 25/02/2017

Rooms: -

Property Type: Strata Unit/Townhouse -
Conjoined



23 Jasmine Ct MEADOW HEIGHTS 3048 (VG)

Agent Comments

2 - -

Price: \$351,000

Method: Sale

Date: 28/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 335 sqm approx