

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

2/38 PAPWORTH PLACE 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

or range
between

\$380,000

&

\$418,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$446,750

Property type

Unit

Suburb

Meadow Heights

Period-from

01 Dec 2021

to

30 Nov 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

4/39 PAPWORTH PLACE MEADOW HEIGHTS VIC 3048	\$405,000	29-Nov-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.

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**4/39 PAPWORTH PLACE MEADOW
HEIGHTS VIC 3048**

Sold Price

\$405,000 Sold Date **29-Nov-21**

 2  1  1

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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