

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 92 Lightwood Crescent, Meadow Heights VIC 3048

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$350,000 & \$380,000

### Median sale price

Median price \$525,000 House ☒ Suburb Meadow Heights  
Period - From 1/10/2018 to 31/12/2018 Source REIV [propertydata.com.au](http://propertydata.com.au)

### Comparable property sales

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 – 14 Fuschia Place, Meadow Heights	\$420,000	09/02/19
2 – 1/14 Dalton Court, Meadow Heights	\$405,000	19/12/18
3 – 60A Ashleigh Crescent, Meadow Heights	\$389,000	27/11/18