## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode  9 BAILEYS 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  or range between \$520,000 & \$550,000								le	erty offered for sa	Propert
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)  or range \$520,000	9 BAILEYS COURT MEADOW HEIGHTS VIC 3048								cluding suburb and	Incl
\$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	able)	e or range as	e price	Delete singl	erquoting (*	au/	ic.gov.	e see consumer.v	•	
	550,000	&	\$520,000						Single Price	
Median sale price (*Delete house or unit as applicable)								plicable)	•	
Median Price \$570,000 Property type House Suburb Meadow Heights	w Heights	Suburb		House		ope	Pro	\$570,000	Median Price	
Period-from 01 Mar 2023 to 29 Feb 2024 Source Corelogic	gic	С	4 Source		01 Mar 2023 to 29 Feb 2024 Sc		01 Mar 2023	Period-from		
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		operty for sale	the pro	property for	etres of the	o k	thin tw	properties sold wi It's representative	These are the three estate agent or ager	<b>A*</b> ∓
OR										

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: 08 March 2024



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