

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 1 Benaud Close, Meadow Heights 3048

Indicative selling price

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

Single Price \$589,000

Median sale price

Median price \$485,125

House ☒

Suburb Meadow Heights

Period - From JAN 2018 to APRIL 2018

Source CoreLogic RP Data

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 - 20 Banksia Place, Meadow Heights	\$550,000	31/05/18
2 - 3B Rokewood Crescent, Meadow Heights	\$572,000	01/03/18
3 - 46 Taggerty Crescent, Meadow Heights	\$505,000	19/03/18