
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

17 Canadian Court, Meadow Heights

Indicative selling price

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

\$475,000

&

\$522,500

Median sale price

Median price

\$426,500

House

X

Suburb

Meadow Heights

Period - From

APRIL 2016

to

MARCH 2017

Source

REIV 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 - 11 Coorong Court, Meadow Heights	\$480,000	27/02/2017
2 - 14 Elgata Close, Meadow Heights	\$470,000	30/06/2017
3 - 27 Papworth Place, Meadow Heights	\$470,000	02/03/2017