

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

13 LEATHERWOOD GROVE 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Meadow Heights

Period-from

01 Jul 2021

to

30 Jun 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

113 SHANKLAND BOULEVARD MEADOW HEIGHTS VIC 3048	\$565,000	22-Mar-22
9 MANNA COURT MEADOW HEIGHTS VIC 3048	\$520,000	01-Apr-22
12 CAMMS WAY MEADOW HEIGHTS VIC 3048	\$570,000	15-Apr-22

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.~~

This Statement of Information was prepared on: 12 July 2022



**113 SHANKLAND BOULEVARD
MEADOW HEIGHTS VIC 3048**

 3  2  1

Sold Price **\$565,000** Sold Date **22-Mar-22**

Distance **1.19km**



**9 MANNA COURT MEADOW
HEIGHTS VIC 3048**

 3  2  1

Sold Price **\$520,000** Sold Date **01-Apr-22**

Distance **0.44km**



**12 CAMMS WAY MEADOW
HEIGHTS VIC 3048**

 3  2  2

Sold Price **\$570,000** Sold Date **15-Apr-22**

Distance **1.88km**

RS = Recent sale **UN** = Undisclosed Sale

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