

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

78 MALMSBURY DRIVE 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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$586,250

Property type

House

Suburb

Meadow Heights

Period-from

01 Aug 2021

to

31 Jul 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

21 MALMSBURY DRIVE MEADOW HEIGHTS VIC 3048	\$650,000	11-Jan-22
58 TARCOOLA AVENUE MEADOW HEIGHTS VIC 3048	\$665,000	23-Apr-22
12 BUXTON COURT MEADOW HEIGHTS VIC 3048	\$665,000	28-Jun-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: 31 August 2022



21 MALMSBURY DRIVE MEADOW HEIGHTS VIC 3048

 5  2  2

Sold Price

\$650,000

Sold Date

11-Jan-22

Distance

0.74km

58 TARCOOLA AVENUE MEADOW HEIGHTS VIC 3048

 4  2  2

Sold Price

\$665,000

Sold Date

23-Apr-22

Distance

1.3km



12 BUXTON COURT MEADOW HEIGHTS VIC 3048

 4  2  1

Sold Price

Sold Date

28-Jun-22

Distance

1.83km

RS = Recent sale

UN = Undisclosed Sale

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