

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

10 DUNKELD STREET 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Meadow Heights

Period-from

01 Jun 2021

to

31 May 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

40 BRADMAN DRIVE MEADOW HEIGHTS VIC 3048	\$555,000	25-Apr-22
113 SHANKLAND BOULEVARD MEADOW HEIGHTS VIC 3048	\$565,000	22-Mar-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: 27 June 2022

	40 BRADMAN DRIVE MEADOW HEIGHTS VIC 3048	Sold Price	\$555,000	Sold Date	25-Apr-22
 3  2  2	Distance	1.8km			
	113 SHANKLAND BOULEVARD MEADOW HEIGHTS VIC 3048	Sold Price	\$565,000	Sold Date	22-Mar-22
 3  2  1	Distance	1.03km			
	12 CAMMS WAY MEADOW HEIGHTS VIC 3048	Sold Price	\$570,000	Sold Date	15-Apr-22
 3  2  2	Distance	1.46km			

RS = Recent sale UN = Undisclosed Sale

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