

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

6 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

\$490,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Meadow Heights

Period-from

01 Nov 2021

to

31 Oct 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

3 BUCHAN STREET MEADOW HEIGHTS VIC 3048	\$510,000	17-Sep-22
94 LIGHTWOOD CRESCENT MEADOW HEIGHTS VIC 3048	\$500,000	28-Sep-22
14 BELLBRAE COURT MEADOW HEIGHTS VIC 3048	\$500,000	18-Nov-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.~~

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**3 BUCHAN STREET MEADOW
HEIGHTS VIC 3048**

3 1 1

Sold Price ^{RS} **\$510,000** Sold Date **17-Sep-22**

Distance **1.17km**



**94 LIGHTWOOD CRESCENT
MEADOW HEIGHTS VIC 3048**

3 1 3

Sold Price **\$500,000** Sold Date **28-Sep-22**

Distance **2.04km**



**14 BELLBRAE COURT MEADOW
HEIGHTS VIC 3048**

3 1 2

Sold Price ^{RS} **\$500,000** Sold Date **18-Nov-22**

Distance **0.53km**

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

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