



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 7 Dalton Court, MEADOW HEIGHTS 3048

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range from \$ 460,000 - \$ 495,000**

### Median sale price

Median **House** for **MEADOW HEIGHTS** for period **Jun 2017** -  
Sourced from [realestate.com.au](http://realestate.com.au).

**\$ 438,750**

### Comparable property sales

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 the most comparable to the property for sale.

**16 Magpie Court,**  
Meadow Heights 3048

**Price \$ 505,000** Sold 05 June 2017

**9 Nicholson Crescent,**  
Meadow Heights 3048

**Price \$ 490,000** Sold 24 January 2017

**5 Weemala Court,**  
Meadow Heights 3048

**Price \$ 484,000** Sold 20 February 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [realestate.com.au](http://realestate.com.au).

House



4 beds



2 baths



2 parking

### Contact agents



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