

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 25 Cassinia Crescent, Meadow Heights 3048

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$590,000

Median sale price

Median price \$550,000

House ☒

Suburb Meadow Heights

Period - From JUNE 2017 to JUNE 2018

Source realestate.com.au

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1 - 20 Banksia Place, Meadow Heights	\$550,000	31/05/18
2 - 20 Fuchsia Place, Meadow Heights	\$535,000	24/05/18
3 - 3b Rokewood Crescent, Meadow Heights	\$572,000	21/03/18