

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 7 Longwood Court, Meadow Heights 3048

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$477,750 House X Suburb Meadow Heights

Period - From JAN 2019 to JUNE 2019 Source www.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 - 67 Mitchell Crescent, Meadow Heights	\$440,000	15/04/2019
2 - 5 Johnson Bowl, Meadow Heights	\$440,000	27/03/2019
3 - 8 Tarcoola Avenue, Meadow Heights	\$410,000	12/03/2019