

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 Ashleigh Crescent 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

\$560,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

House

Suburb

Meadow Heights

Period-from

01 Feb 2019

to

31 Jan 2020

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

1 Burgan Place Meadow Heights VIC 3048	\$672,500	26-Sep-19
98 Malmsbury Drive Meadow Heights VIC 3048	\$607,000	23-Nov-19
13 Huntly Court Meadow Heights VIC 3048	\$570,000	26-Jul-19

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: 01 February 2020



1 Burgan Place Meadow Heights VIC 3048 Sold Price **\$672,500** Sold Date **26-Sep-19**

 4  2  3

Distance **0.71km**



98 Malmsbury Drive Meadow Heights VIC 3048 Sold Price **\$607,000** Sold Date **23-Nov-19**

 4  2  2

Distance **0.49km**



13 Huntly Court Meadow Heights VIC 3048 Sold Price **\$570,000** Sold Date **26-Jul-19**

 5  3  2

Distance **0.23km**

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

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