

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

2/28 MITCHELL 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

\$415,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$447,500

Property type

Unit

Suburb

Meadow Heights

Period-from

01 Jul 2023

to

30 Jun 2024

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

1/20 MITCHELL CRESCENT MEADOW HEIGHTS VIC 3048	\$460,000	14-Jun-24
1/6 MITCHELL CRESCENT MEADOW HEIGHTS VIC 3048	\$435,000	26-Feb-24
2/60 MITCHELL CRESCENT MEADOW HEIGHTS VIC 3048	\$445,000	17-Feb-24

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: 19 July 2024



**1/20 MITCHELL CRESCENT
MEADOW HEIGHTS VIC 3048**

3 1 1

Sold Price **\$460,000** Sold Date **14-Jun-24**

Distance **0.07km**



**1/6 MITCHELL CRESCENT
MEADOW HEIGHTS VIC 3048**

3 1 2

Sold Price **\$435,000** Sold Date **26-Feb-24**

Distance **0.19km**



**2/60 MITCHELL CRESCENT
MEADOW HEIGHTS VIC 3048**

3 1 -

Sold Price **\$445,000** Sold Date **17-Feb-24**

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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