

45 Shankland Boulevard, Meadow Heights Vic 3048

McGrath

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Indicative Selling Price

\$460,000 - \$500,000

Median House Price

December quarter 2017: \$527,500



3 2 2

Rooms: 5

Property Type: House

Land Size: 742 sqm approx

Agent Comments

Comparable Properties



10 Milford Ct MEADOW HEIGHTS 3048 (REI)

Agent Comments

3 1 1

Price: \$495,000

Method: Sold Before Auction

Date: 29/11/2017

Rooms: -

Property Type: House

36 Thorpdale Av COOLAROO 3048 (REI)

Agent Comments

3 1 -

Price: \$490,000

Method: Sold Before Auction

Date: 23/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 658 sqm approx



14 Humevale Ct MEADOW HEIGHTS 3048 (REI) **Agent Comments**

3 1 2

Price: \$485,500

Method: Auction Sale

Date: 07/10/2017

Rooms: -

Property Type: House

Land Size: 682 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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 45 Shankland Boulevard, Meadow Heights Vic 3048

Indicative selling price

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

Range between \$460,000 & \$500,000

Median sale price

Median price \$527,500 House X Unit Suburb Meadow Heights

Period - From 01/10/2017 to 31/12/2017 Source REIV

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 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	10 Milford Ct MEADOW HEIGHTS 3048	\$495,000	29/11/2017
2	36 Thorpdale Av COOLAROO 3048	\$490,000	23/11/2017
3	14 Humevale Ct MEADOW HEIGHTS 3048	\$485,500	07/10/2017

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 six months.~~