

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 2/5 Tarwin Place, Meadow Heights Vic 3048

Indicative selling price

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

Single price \$345,000

Median sale price

Median price \$572,500 House X Unit Suburb Meadow Heights

Period - From 01/07/2018 to 30/09/2018 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	10/26 Mckinley Dr ROXBURGH PARK 3064	\$389,000	28/07/2018
2	7 Crestview CI ROXBURGH PARK 3064	\$372,000	13/10/2018
3	105/64 Sahi Cr ROXBURGH PARK 3064	\$352,500	09/11/2018

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.



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Rooms:
Property Type: Villa
Agent Comments

Indicative Selling Price
\$345,000
Median House Price
September quarter 2018: \$572,500

Comparable Properties



10/26 Mckinley Dr ROXBURGH PARK 3064 (REI/VG)

Agent Comments

2 2 1

Price: \$389,000
Method: Auction Sale
Date: 28/07/2018
Rooms: -
Property Type: Townhouse (Res)
Land Size: 153 sqm approx



7 Crestview CI ROXBURGH PARK 3064 (REI)

Agent Comments

2 1 1

Price: \$372,000
Method: Auction Sale
Date: 13/10/2018
Rooms: 3
Property Type: Unit



105/64 Sahi Cr ROXBURGH PARK 3064 (REI/VG)

Agent Comments

2 1 1

Price: \$352,500
Method: Private Sale
Date: 09/11/2018
Rooms: 3
Property Type: House