

## 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

13 Officer Street Meadow Heights VIC 3048

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$460,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Meadow Heights

Period-from

01 Feb 2021

to

31 Jan 2022

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

2/3 Binnak Court Meadow Heights VIC 3048	\$475,000	08-Oct-21
1/1417 Pascoe Vale Road Meadow Heights VIC 3048	\$455,000	12-Oct-21
1/92 Mitchell Crescent Meadow Heights VIC 3048	\$415,000	11-Oct-21

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: 17 February 2022



**2/3 Binnak Court Meadow Heights  
VIC 3048**

 3  1  1

Sold Price

**\$475,000**

Sold Date

**08-Oct-21**

Distance

**0.79km**



**1/1417 Pascoe Vale Road Meadow  
Heights VIC 3048**

 3  1  1

Sold Price

**\$455,000**

Sold Date

**12-Oct-21**

Distance

**0.76km**



**1/92 Mitchell Crescent Meadow  
Heights VIC 3048**

 3  2  1

Sold Price

**\$415,000**

Sold Date

**11-Oct-21**

Distance

**0.21km**

RS = Recent sale

UN = Undisclosed Sale

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