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## STATEMENT OF INFORMATION

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### HOUSE Offered for Sale

3 Melaleuca Drive Meadow Heights VIC 3048

3 1 2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$470,000 & \$515,000

### Median Sale Price

\$437,750 Houses in Meadow heights between Jan 2017 - Dec 2017

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.



**13 Borgan Place Meadow Heights  
VIC 3048**

3 2 2

Sold Price

**\$520,000**

Sold Date

**07-Aug-17**

Distance

**0.45km**



**13 Manna Court Meadow Heights  
VIC 3048**

3 1 2

Sold Price

**\$473,000**

Sold Date

**09-Sep-17**

Distance

**0.52km**



**14 Hopkins Way Meadow Heights  
VIC 3048**

3 2 2

Sold Price

**\$490,000**

Sold Date

**09-Sep-17**

Distance

**1.01km**

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