

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

6 Clematis Court 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

or range
between

\$570,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

House

Suburb

Meadow Heights

Period-from

01 Jun 2020

to

31 May 2021

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

5 Bicentennial Crescent Meadow Heights VIC 3048	\$635,000	08-Feb-21
5 Baileys Court Meadow Heights VIC 3048	\$635,000	25-May-21
20 Buchan Street Meadow Heights VIC 3048	\$600,000	28-May-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: 28 June 2021



5 Bicentennial Crescent Meadow Heights VIC 3048

 3  2  2

Sold Price **\$635,000** Sold Date **08-Feb-21**

Distance **0.58km**



5 Baileys Court Meadow Heights VIC 3048

 3  2  3

Sold Price ^{RS} **\$635,000** Sold Date **25-May-21**

Distance **0.98km**



20 Buchan Street Meadow Heights VIC 3048

 3  2  2

Sold Price ^{RS} **\$600,000** Sold Date **28-May-21**

Distance **1.18km**

RS = Recent sale

UN = Undisclosed Sale

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