

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

3/31 Rokewood Crescent, Meadow Heights Vic 3048

Indicative selling price

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

Single price

\$399,000

Median sale price

Median price

\$390,000

Property Type

Unit

Suburb

Meadow Heights

Period - From

08/03/2019

to

07/03/2020

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	1/2 Elgata CI MEADOW HEIGHTS 3048	\$425,000	27/11/2019
2	1/11 Elgata CI MEADOW HEIGHTS 3048	\$400,000	07/12/2019
3	1/39 Papworth PI MEADOW HEIGHTS 3048	\$350,000	07/02/2020

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.~~

This Statement of Information was prepared on:

08/03/2020 12:52

3/31 Rokewood Crescent, Meadow Heights Vic 3048

Harcourts
Rata & Co

Jim Kapotis
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3 2 1+1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$399,000

Median Unit Price
08/03/2019 - 07/03/2020: \$390,000

Comparable Properties

1/2 Elgata CI MEADOW HEIGHTS 3048 (VG)

Agent Comments

3 - -

Price: \$425,000
Method: Sale
Date: 27/11/2019
Property Type: Flat/Unit/Apartment (Res)



1/11 Elgata CI MEADOW HEIGHTS 3048
(REI/VG)

Agent Comments

3 1 2

Price: \$400,000
Method: Auction Sale
Date: 07/12/2019
Property Type: Unit



1/39 Papworth PI MEADOW HEIGHTS 3048
(VG)

Agent Comments

3 - -

Price: \$350,000
Method: Sale
Date: 07/02/2020
Property Type: Flat/Unit/Apartment (Res)

Account - Harcourts Rata & Co | P: 03 94657766 | F: 03 94643177



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.