

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 92 Rokewood Crescent, Meadow Heights

Indicative selling price

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

\$440,000

&

\$480,000

Median sale price

Median price \$490,000

House

X

Suburb Meadow Heights

Period - From 01/01/2017

to 01/10/2017

Source REIV propertydata.com.au

Comparable property sales

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
10 Castella Court, Meadow Heights	\$450,000	01/06/2017
16 Rokewood Crescent, Meadow Heights	\$485,250	22/09/2017
70 Woodburn Crescent, Meadow Heights	\$471,000	26/08/2017