

# 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

23 Banksia Place, 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)

Range between \$390,000 & \$429,000

### Median sale price

Median price \$498,000 Property Type House Suburb Meadow Heights

Period - From 01/04/2020 to 31/03/2021 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 | 10/4 Melaleuca Dr MEADOW HEIGHTS 3048 | \$390,000 | 02/04/2021   |
| 2 | 28 Ashleigh Cr MEADOW HEIGHTS 3048    | \$411,000 | 30/01/2021   |
| 3 |                                       |           |              |

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: 23/06/2021 17:22



 3  1  0

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 396.5 sqm approx

Agent Comments

**Indicative Selling Price**

\$390,000 - \$429,000

**Median House Price**

Year ending March 2021: \$498,000

## Comparable Properties

**10/4 Melaleuca Dr MEADOW HEIGHTS 3048 (VG)**

Agent Comments

 2  -  -

**Price:** \$390,000

**Method:** Sale

**Date:** 02/04/2021

**Property Type:** Flat/Unit/Apartment (Res)



**28 Ashleigh Cr MEADOW HEIGHTS 3048 (REI/VG)**

Agent Comments

 3  1  2

**Price:** \$411,000

**Method:** Sold Before Auction

**Date:** 30/01/2021

**Property Type:** House (Res)

**Land Size:** 230 sqm approx

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.