

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 20 Chappell Return, Meadow Heights 3048

Indicative selling price

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

Range between \$429,000 & \$449,000

Median sale price

Median price \$485,000 House X Suburb Meadow Heights

Period - From MARCH 2019 to JULY 2019 Source www.realestate.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
1 - 5 Johnson Bowl, Meadow Heights	\$440,000	27/03/2019
2 - 67 Mitchell Crescent, Meadow Heights	\$440,000	09/04/2019
3 - 8 Tarcoola Avenue, Meadow Heights	\$410,000	12/03/2019