

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

13 TYRELL 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

\$520,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Meadow Heights

Period-from

01 Mar 2022

to

28 Feb 2023

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

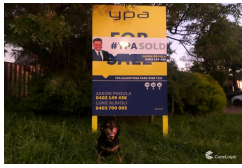
Date of sale

23 WOODWORTH COURT ROXBURGH PARK VIC 3064	\$497,500	13-Dec-22
18 LINDEN CLOSE MEADOW HEIGHTS VIC 3048	\$570,000	16-Feb-23
22 GOLDEN ASH COURT MEADOW HEIGHTS VIC 3048	\$540,000	28-Feb-23

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: 11 March 2023



**23 WOODWORTH COURT
ROXBURGH PARK VIC 3064**

 3  1  2

Sold Price **\$497,500** Sold Date **13-Dec-22**

Distance **0.51km**



**18 LINDEN CLOSE MEADOW
HEIGHTS VIC 3048**

 3  1  2

Sold Price ^{RS} **\$570,000** Sold Date **16-Feb-23**

Distance **0.62km**



**22 GOLDEN ASH COURT MEADOW
HEIGHTS VIC 3048**

 3  2  1

Sold Price ^{RS} **\$540,000** Sold Date **28-Feb-23**

Distance **0.86km**



**12 NOWELL COURT ROXBURGH
PARK VIC 3064**

 3  1  1

Sold Price **\$502,000** Sold Date **12-Jan-23**

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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