

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

3/9 PALTARA CLOSE 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

\$565,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,500

Property type

Unit

Suburb

Meadow Heights

Period-from

01 Nov 2023

to

31 Oct 2024

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

2/9 PALTARA CLOSE MEADOW HEIGHTS VIC 3048	\$565,000	10-Aug-24
12A BUCHAN STREET MEADOW HEIGHTS VIC 3048	\$575,000	15-Nov-24
18A KNIGHT COURT MEADOW HEIGHTS VIC 3048	\$550,000	11-Oct-24

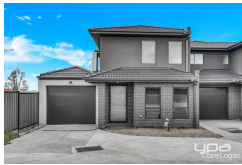
OR

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: 20 November 2024



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**2/9 PALTARA CLOSE MEADOW
HEIGHTS VIC 3048**

3 3 1

Sold Price **\$565,000** Sold Date **10-Aug-24**

Distance **0.01km**



**12A BUCHAN STREET MEADOW
HEIGHTS VIC 3048**

3 3 1

Sold Price ^{RS} **\$575,000** Sold Date **15-Nov-24**

Distance **0.99km**



**18A KNIGHT COURT MEADOW
HEIGHTS VIC 3048**

3 2 2

Sold Price ^{RS} **\$550,000** Sold Date **11-Oct-24**

Distance **0.88km**

RS = Recent sale **UN** = Undisclosed Sale

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