

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

6 BANKSIA PLACE 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$586,250

Property type

House

Suburb

Meadow Heights

Period-from

01 Sep 2021

to

31 Aug 2022

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

29 MANUKA PLACE MEADOW HEIGHTS VIC 3048	\$570,000	23-Jul-22
13 LEATHERWOOD GROVE MEADOW HEIGHTS VIC 3048	\$555,000	27-Aug-22

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: 12 September 2022


**29 MANUKA PLACE MEADOW
HEIGHTS VIC 3048**
 3  2  2

Sold Price

^{RS}
\$570,000

Sold Date

23-Jul-22

Distance

0.42km

**13 LEATHERWOOD GROVE
MEADOW HEIGHTS VIC 3048**
 3  2  1

Sold Price

^{RS}
\$555,000

Sold Date

27-Aug-22

Distance

0.56km
RS = Recent sale

UN = Undisclosed Sale

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