

## 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 CHERRY COURT MEADOW HEIGHTS VIC 3048

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$675,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Meadow Heights

Period-from

01 Apr 2024

to

31 Mar 2025

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

6 LINDEN CLOSE MEADOW HEIGHTS VIC 3048	\$720,000	23-Jan-25
11 MELALEUCA DRIVE MEADOW HEIGHTS VIC 3048	\$700,000	08-Feb-25
28 IRONBARK COURT MEADOW HEIGHTS VIC 3048	\$685,000	12-Nov-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.

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Amin Halabi  
P 93094888  
M 0401789004  
E Ahalabi@ypa.com.au



**6 LINDEN CLOSE MEADOW  
HEIGHTS VIC 3048**

3 2 2

Sold Price **\$720,000** Sold Date **23-Jan-25**

Distance **0.09km**



**11 MELALEUCA DRIVE MEADOW  
HEIGHTS VIC 3048**

3 2 1

Sold Price <sup>RS</sup> **\$700,000** Sold Date **08-Feb-25**

Distance **0.71km**



**28 IRONBARK COURT MEADOW  
HEIGHTS VIC 3048**

3 2 2

Sold Price **\$685,000** Sold Date **12-Nov-24**

Distance **0.31km**

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

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