

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

2/19 MITCHELL CRESCENT 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

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

1/16 DILLWYNIA PLACE MEADOW HEIGHTS VIC 3048	\$535,000	29-Dec-24
2/43 PINNAROO CIRCUIT MEADOW HEIGHTS VIC 3048	\$515,000	01-Apr-25

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



**1/16 DILLWYNIA PLACE MEADOW
HEIGHTS VIC 3048**

3 1 1

Sold Price

\$535,000

Sold Date **29-Dec-24**

Distance **1.42km**



**2/43 PINNAROO CIRCUIT
MEADOW HEIGHTS VIC 3048**

3 1 1

Sold Price

^{RS} **\$515,000**

Sold Date **01-Apr-25**

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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