

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

99 ASHLEIGH CRESCENT MEADOW HEIGHTS VIC 3048

Address
Including suburb and postcode

Indicative selling price

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

or range
Single Price & between

	\$645,000	\$660,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$581,500	Property type	House	Suburb	Meadow Heights
Period-from	01 Apr 2022	to	31 Mar 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
68 MITCHELL CRESCENT MEADOW HEIGHTS VIC 3048	\$738,000	15-Oct-22
19 KNIGHT COURT MEADOW HEIGHTS VIC 3048	\$670,000	02-Dec-22
30 DILLWYNIA PLACE MEADOW HEIGHTS VIC 3048	\$660,000	23-Nov-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 April 2023

**68 MITCHELL CRESCENT MEADOW
HEIGHTS VIC 3048**

4 2 3

Sold Price \$738,000 Sold Date 15-Oct-22Distance **1.05km****19 KNIGHT COURT MEADOW
HEIGHTS VIC 3048**

4 2 2

Sold Price \$670,000 Sold Date 02-Dec-22Distance **0.5km****30 DILLWYNIA PLACE MEADOW
HEIGHTS VIC 3048**

4 2 2

Sold Price \$660,000 Sold Date 23-Nov-22Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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