

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

3 SEVILLE COURT 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
between

Price &

\$650,000

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$537,000

Property type

House

Suburb

Meadow Heights

Period-from

02-2023

To

Recent

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
5 TAMBOON COURT MEADOW HEIGHTS VIC 3048	\$630,000	02-May-23
51 TARCOOLA AVENUE MEADOW HEIGHTS VIC 3048	\$660,000	29-Mar-23
143 MALMSBURY DRIVE MEADOW HEIGHTS VIC 3048	\$640,000	24-Mar-23

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: 24 May 2023