

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

51 TARCOOLA AVENUE 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

\$660,000

Price&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Meadow Heights

Period-from

01 Mar 2022

to

28 Feb 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: 14 March 2023

**68 MITCHELL CRESCENT MEADOW
HEIGHTS VIC 3048**

4 2 3

Sold Price \$738,000 Sold Date 15-Oct-22Distance **0.19km****19 KNIGHT COURT MEADOW
HEIGHTS VIC 3048**

4 2 2

Sold Price \$670,000 Sold Date 02-Dec-22Distance **0.75km****30 DILLWYNIA PLACE MEADOW
HEIGHTS VIC 3048**

4 2 2

Sold Price \$660,000 Sold Date 23-Nov-22Distance **1.24km**

RS = Recent sale

UN = Undisclosed Sale

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