

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

2/38 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Meadow Heights

Period-from

01 Aug 2020

to

31 Jul 2021

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

2/47 Shankland Boulevard Meadow Heights VIC 3048	\$540,000	21-May-21
6A Seville Court Meadow Heights VIC 3048	\$515,500	14-Nov-20

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: 02 August 2021



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2/47 Shankland Boulevard Meadow Heights VIC 3048

Sold Price

^{RS} **\$540,000**

Sold Date

21-May-21

4 2 2

Distance

0.81km



6A Seville Court Meadow Heights VIC 3048

Sold Price

\$515,500

Sold Date

14-Nov-20

3 2 4

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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