

## 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

20 Gimlet Close Meadow Heights VIC 3048

### Indicative selling price

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

Single Price

or range  
between

\$465,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

House

Suburb

Meadow Heights

Period-from

01 Jul 2020

to

30 Jun 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

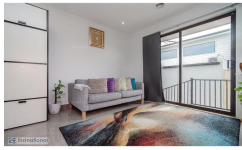
Date of sale

2 Rubus Court Meadow Heights VIC 3048	\$483,000	12-Feb-21
19 Banksia Place Meadow Heights VIC 3048	\$470,000	17-Jun-21
2 Navarre Court Meadow Heights VIC 3048	\$480,000	23-Mar-21

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 July 2021



**2 Rubus Court Meadow Heights VIC 3048** Sold Price **\$483,000** Sold Date **12-Feb-21**

3 1 2

Distance **0.54km**



**19 Banksia Place Meadow Heights VIC 3048** Sold Price <sup>RS</sup> **\$470,000** Sold Date **17-Jun-21**

3 1 2

Distance **0.55km**



**2 Navarre Court Meadow Heights VIC 3048** Sold Price **\$480,000** Sold Date **23-Mar-21**

3 1 2

Distance **1.79km**

RS = Recent sale

UN = Undisclosed Sale

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