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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

71 Shankland Boulevard, Meadow Heights 3048
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$500,000	&	\$550,000
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### Median sale price

Median price

\$458,000	House	<input checked="" type="checkbox"/>	Suburb	Meadow Heights
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Period - From

01/04/19	to	30/06/19	Source	REIV
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### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1 – 16 Nourell Court, Meadow Heights	\$540,500	27/07/19
2 – 11 Expo Court, Meadow Heights	\$480,000	13/07/19
3 – 7 Inverleigh Court, Meadow Heights	\$470,000	14/06/19