
STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

12 Woodburn Crescent, Meadow Heights 3048

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$440,000

 &

\$4710,000

Median sale price

Median price

\$504,000

 House Suburb

Meadow Heights

Period - From

02/01/18

 to

01/01/19

 Source

realestate.com.au

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 – 10 Camms Way, Meadow Heights	\$490,000	06/08/18
2 – 3 Hallston Court, Meadow Heights	\$475,000	07/01/19
3 – 4 Navarre Court, Meadow Heights	\$460,000	24/08/18