

## 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

1/8 HALL COURT 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

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Meadow Heights

Period-from

01 Mar 2023

to

29 Feb 2024

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

1/1 ELLAM COURT MEADOW HEIGHTS VIC 3048	\$430,000	06-Nov-23
3/32 PAPWORTH PLACE MEADOW HEIGHTS VIC 3048	\$470,000	01-Nov-23
9 GALVIN COURT MEADOW HEIGHTS VIC 3048	\$430,000	14-Nov-23

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: 19 March 2024



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**1/1 ELLAM COURT MEADOW  
HEIGHTS VIC 3048**

3 1 1

Sold Price **\$430,000** Sold Date **06-Nov-23**

Distance **0.09km**



**3/32 PAPWORTH PLACE MEADOW  
HEIGHTS VIC 3048**

3 1 1

Sold Price **\$470,000** Sold Date **01-Nov-23**

Distance **0.45km**



**9 GALVIN COURT MEADOW  
HEIGHTS VIC 3048**

3 1 -

Sold Price **\$430,000** Sold Date **14-Nov-23**

Distance **1.11km**

RS = Recent sale      UN = Undisclosed Sale

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