

## 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 COSGROVE 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

\$490,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Meadow Heights

Period-from

01 May 2023

to

30 Apr 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

1/4 APPIN COURT MEADOW HEIGHTS VIC 3048	\$527,000	04-May-23
1 ELGATA CLOSE MEADOW HEIGHTS VIC 3048	\$525,000	03-May-24
1/9 PALTARA CLOSE MEADOW HEIGHTS VIC 3048	\$515,000	07-Dec-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.~~

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**1/4 APPIN COURT MEADOW  
HEIGHTS VIC 3048**

3 2 1

Sold Price **\$527,000** Sold Date **04-May-23**

Distance **0.7km**



**1 ELGATA CLOSE MEADOW  
HEIGHTS VIC 3048**

3 2 1

Sold Price <sup>RS</sup> **\$525,000** Sold Date **03-May-24**

Distance **1.11km**



**1/9 PALTARA CLOSE MEADOW  
HEIGHTS VIC 3048**

3 2 -

Sold Price **\$515,000** Sold Date **07-Dec-23**

Distance **1.49km**

RS = Recent sale

UN = Undisclosed Sale

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