

## 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

10 LUBECK 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

\$430,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,250

Property type

House

Suburb

Meadow Heights

Period-from

01 Feb 2023

to

31 Jan 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

13 PINNAROO CIRCUIT MEADOW HEIGHTS VIC 3048	\$440,000	16-Jan-24
1/1 ELLAM COURT MEADOW HEIGHTS VIC 3048	\$430,000	06-Nov-23
2/20 SHANKLAND BOULEVARD MEADOW HEIGHTS VIC 3048	\$451,000	23-Sep-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: 06 February 2024



**13 PINNAROO CIRCUIT MEADOW  
HEIGHTS VIC 3048**

 3  1  1

Sold Price <sup>RS</sup> **\$440,000** <sup>UN</sup> Sold Date **16-Jan-24**

Distance **1.54km**



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

 3  1  1

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

Distance **0.95km**



**2/20 SHANKLAND BOULEVARD  
MEADOW HEIGHTS VIC 3048**

 3  1  1

Sold Price **\$451,000** Sold Date **23-Sep-23**

Distance **1.19km**

RS = Recent sale      UN = Undisclosed Sale

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