

## 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

120 LIGHTWOOD CRESCENT 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

\$540,000

&

\$594,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Meadow Heights

Period-from

01 Jul 2022

to

30 Jun 2023

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

9 THEMEDA COURT MEADOW HEIGHTS VIC 3048	\$560,500	18-Jul-23
9 WATTLE CLOSE MEADOW HEIGHTS VIC 3048	\$560,000	12-Jul-23
3 GOODENIA CLOSE MEADOW HEIGHTS VIC 3048	\$605,000	28-Apr-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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# McGrath

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## 9 THEMEDA COURT MEADOW HEIGHTS VIC 3048

 3  2  3

Sold Price

**\$560,500**

Sold Date

**18-Jul-23**

Distance

**0.22km**



## 9 WATTLE CLOSE MEADOW HEIGHTS VIC 3048

 4  1  1

Sold Price

<sup>RS</sup> **\$560,000**

Sold Date

**12-Jul-23**

Distance

**0.24km**



## 3 GOODENIA CLOSE MEADOW HEIGHTS VIC 3048

 3  2  2

Sold Price

**\$605,000**

Sold Date

**28-Apr-23**

Distance

**0.55km**

RS = Recent sale

UN = Undisclosed Sale

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