

## 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

1461 PASCOE VALE ROAD 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

\$515,000

&

\$566,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,250

Property type

House

Suburb

Meadow Heights

Period-from

01 Jan 2023

to

31 Dec 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

21 PAISLEY STREET COOLAROO VIC 3048	\$550,000	25-Nov-23
19 HEATH PLACE MEADOW HEIGHTS VIC 3048	\$555,000	18-Jul-23
2 HEPBURN STREET DALLAS VIC 3047	\$530,000	18-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.~~

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# McGrath

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**21 PAISLEY STREET COOLAROO  
VIC 3048**

 3  1  1

Sold Price

<sup>RS</sup> **\$550,000**

Sold Date

**25-Nov-23**

Distance

**0.42km**



**19 HEATH PLACE MEADOW  
HEIGHTS VIC 3048**

 3  1  1

Sold Price

<sup>RS</sup> **\$555,000**

Sold Date

**18-Jul-23**

Distance

**1.54km**



**2 HEPBURN STREET DALLAS VIC  
3047**

 3  1  1

Sold Price

<sup>RS</sup> **\$530,000**

Sold Date

**18-Nov-23**

Distance

**2.28km**

RS = Recent sale

UN = Undisclosed Sale

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