

## 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

2/3 BINNAK 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

\$390,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$442,500

Property type

Unit

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

6A CARE CLOSE MEADOW HEIGHTS VIC 3048	\$425,000	04-Jul-23
1/24 MILFORD COURT MEADOW HEIGHTS VIC 3048	\$405,000	23-Feb-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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**6A CARE CLOSE MEADOW  
 HEIGHTS VIC 3048**

3 1 1

Sold Price <sup>RS</sup> **\$425,000** Sold Date **04-Jul-23**

Distance **0.63km**



**1/24 MILFORD COURT MEADOW  
 HEIGHTS VIC 3048**

3 1 1

Sold Price **\$405,000** Sold Date **23-Feb-23**

Distance **1.41km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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