

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 EILDON COURT MEADOW HEIGHTS VIC 3048

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$580,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$448,500

Property type

Unit

Suburb

Meadow Heights

Period-from

01 Nov 2022

to

31 Oct 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

145 MALMSBURY DRIVE MEADOW HEIGHTS VIC 3048	\$600,000	20-May-22
85 KENNEDY PARADE ROXBURGH PARK VIC 3064	-	02-Nov-23
28 VILLANDRY STREET ROXBURGH PARK VIC 3064	\$585,000	20-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.~~

This Statement of Information was prepared on: 06 November 2023

**145 MALMSBURY DRIVE MEADOW HEIGHTS VIC 3048**3  2  1 

Sold Price

\$600,000Sold Date **20-May-22**Distance **0.81km****85 KENNEDY PARADE ROXBURGH PARK VIC 3064**3  2  1 

Sold Price

^{RS} - ^{UN}Sold Date **02-Nov-23**Distance **2.89km****28 VILLANDRY STREET ROXBURGH PARK VIC 3064**3  2  1 

Sold Price

\$585,000Sold Date **20-Feb-23**Distance **3.48km**

RS = Recent sale

UN = Undisclosed Sale

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