

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 YALE 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

\$538,000

&

\$573,000

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

8 COLIGNAN COURT MEADOW HEIGHTS VIC 3048	\$575,000	02-Nov-23
10 COLIGNAN COURT MEADOW HEIGHTS VIC 3048	\$550,000	06-Sep-23
11 ELLAM COURT MEADOW HEIGHTS VIC 3048	\$551,000	25-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.~~

This Statement of Information was prepared on: 24 January 2024

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8 COLIGNAN COURT MEADOW HEIGHTS VIC 3048

3 2 -

Sold Price **\$575,000** Sold Date **02-Nov-23**

Distance **0.22km**



10 COLIGNAN COURT MEADOW HEIGHTS VIC 3048

3 1 3

Sold Price **\$550,000** Sold Date **06-Sep-23**

Distance **0.22km**



11 ELLAM COURT MEADOW HEIGHTS VIC 3048

3 1 -

Sold Price ^{RS} **\$551,000** Sold Date **25-Nov-23**

Distance **1.18km**

RS = Recent sale UN = Undisclosed Sale

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