

## 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

24/4-16 MELALEUCA DRIVE 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

\$470,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Meadow Heights

Period-from

01 Jun 2023

to

31 May 2024

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

1/16 DILLWYNIA PLACE MEADOW HEIGHTS VIC 3048	\$499,000	08-Jun-24
2/7 WOODS CLOSE MEADOW HEIGHTS VIC 3048	\$472,000	28-May-24
29A ELDORADO CRESCENT MEADOW HEIGHTS VIC 3048	\$470,000	15-Mar-24

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: 11 June 2024



**1/16 DILLWYNIA PLACE MEADOW HEIGHTS VIC 3048**

 3  1  1

Sold Price

<sup>RS</sup> **\$499,000**

Sold Date **08-Jun-24**

Distance **0.24km**



**2/7 WOODS CLOSE MEADOW HEIGHTS VIC 3048**

 3  1  1

Sold Price

<sup>RS</sup> **\$472,000**

Sold Date **28-May-24**

Distance **1.26km**



**29A ELDORADO CRESCENT MEADOW HEIGHTS VIC 3048**

 2  1  1

Sold Price

**\$470,000**

Sold Date **15-Mar-24**

Distance **1.56km**

RS = Recent sale

UN = Undisclosed Sale

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