

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

4/41 NICHOLSON CRESCENT 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

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$448,500

Property type

Unit

Suburb

Meadow Heights

Period-from

01 Dec 2022

to

30 Nov 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

2/41 NICHOLSON CRESCENT MEADOW HEIGHTS VIC 3048	\$427,500	16-Jun-23
2/20 SHANKLAND BOULEVARD MEADOW HEIGHTS VIC 3048	\$451,000	23-Sep-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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**2/41 NICHOLSON CRESCENT
MEADOW HEIGHTS VIC 3048**

3 2 1

Sold Price **\$427,500** Sold Date **16-Jun-23**

Distance **0.02km**



**2/20 SHANKLAND BOULEVARD
MEADOW HEIGHTS VIC 3048**

3 1 1

Sold Price ^{RS} **\$451,000** Sold Date **23-Sep-23**

Distance **0.41km**

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

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