

## 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

6 CHAPPELL RETURN 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

\$520,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

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

9 THEMEDA COURT MEADOW HEIGHTS VIC 3048	\$560,500	13-Jul-23
27 BRADMAN DRIVE MEADOW HEIGHTS VIC 3048	\$550,000	23-May-23
12 LINDEN CLOSE MEADOW HEIGHTS VIC 3048	\$570,000	27-Oct-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: 17 November 2023



**9 THEMEDA COURT MEADOW HEIGHTS VIC 3048**

 3  2  3

Sold Price **\$560,500** Sold Date **13-Jul-23**

Distance **2.11km**



**27 BRADMAN DRIVE MEADOW HEIGHTS VIC 3048**

 3  2  2

Sold Price **\$550,000** Sold Date **23-May-23**

Distance **0.18km**



**12 LINDEN CLOSE MEADOW HEIGHTS VIC 3048**

 3  2  3

Sold Price <sup>RS</sup> **\$570,000** Sold Date **27-Oct-23**

Distance **2.4km**

RS = Recent sale      UN = Undisclosed Sale

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