

## 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

7 BORDER PLACE 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

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Meadow Heights

Period-from

01 Mar 2023

to

29 Feb 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

12 ABELIA COURT MEADOW HEIGHTS VIC 3048	\$635,000	12-Jan-24
20 HEATH PLACE MEADOW HEIGHTS VIC 3048	\$620,000	15-Feb-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.

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**12 ABELIA COURT MEADOW  
HEIGHTS VIC 3048**

3 2 2

Sold Price **\$635,000** Sold Date **12-Jan-24**

Distance **2.06km**



**20 HEATH PLACE MEADOW  
HEIGHTS VIC 3048**

3 2 2

Sold Price <sup>RS</sup> **\$620,000** Sold Date **15-Feb-24**

Distance **2.27km**

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

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