

# 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 Rubus Court, 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)

Range between

\$650,000

&

\$700,000

### Median sale price

Median price

\$553,000

Property Type

House

Suburb

Meadow Heights

Period - From

01/10/2023

to

31/12/2023

Source

REIV

### 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 six 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	9 Jane Ct MEADOW HEIGHTS 3048	\$662,000	13/12/2023
2	14 Magpie Ct MEADOW HEIGHTS 3048	\$650,000	18/09/2023
3			

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 six months.

This Statement of Information was prepared on:

16/01/2024 11:08



**Rooms:** 2

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 570 sqm approx

**Agent Comments**

Plus study and large driveway with multiple carspaces.

## Comparable Properties



**9 Jane Ct MEADOW HEIGHTS 3048 (REI)**

**Agent Comments**



**Price:** \$662,000

**Method:** Sold Before Auction

**Date:** 13/12/2023

**Property Type:** House (Res)



**14 Magpie Ct MEADOW HEIGHTS 3048 (REI/VG)**

**Agent Comments**



**Price:** \$650,000

**Method:** Private Sale

**Date:** 18/09/2023

**Property Type:** House

**Land Size:** 669 sqm approx

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 six months.