

## 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 SEVILLE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$629,000

&

\$659,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$578,000

Property type

House

Suburb

Meadow Heights

Period-from

01 Jul 2023

to

30 Jun 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

3 SEVILLE COURT MEADOW HEIGHTS VIC 3048	\$650,000	01-Aug-23
12 LONGWOOD COURT MEADOW HEIGHTS VIC 3048	\$610,000	02-Jun-23
81 TAGGERTY CRESCENT MEADOW HEIGHTS VIC 3048	\$701,000	27-Jan-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: 08 July 2024



# RELIANCE

real estate

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### 3 SEVILLE COURT MEADOW HEIGHTS VIC 3048

4 2 2

Sold Price **\$650,000** Sold Date **01-Aug-23**

Distance **0.04km**



### 12 LONGWOOD COURT MEADOW HEIGHTS VIC 3048

3 1 2

Sold Price **\$610,000** Sold Date **02-Jun-23**

Distance **0.12km**



### 81 TAGGERTY CRESCENT MEADOW HEIGHTS VIC 3048

3 2 2

Sold Price **\$701,000** Sold Date **27-Jan-24**

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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