

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 8/50 Rokewood Crescent, Meadow Heights Vic 3048

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$360,000 & \$395,000

Median sale price

Median price \$520,000 Property Type Unit Suburb Meadow Heights

Period - From 01/01/2024 to 31/03/2024 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	11A Mitta Mitta Way MEADOW HEIGHTS 3048	\$400,000	09/05/2024
2	2/60 Mitchell Cr MEADOW HEIGHTS 3048	\$445,000	17/02/2024
3	3/5 Tarwin PI MEADOW HEIGHTS 3048	\$410,000	12/03/2024

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: 21/05/2024 16:50



Rooms: 4

Property Type: Unit

Land Size: 169 sqm approx

Agent Comments

Indicative Selling Price

\$360,000 - \$395,000

Median Unit Price

March quarter 2024: \$520,000

Comparable Properties

11A Mitta Mitta Way MEADOW HEIGHTS 3048 (REI) Agent Comments



Price: \$400,000

Method:

Date: 09/05/2024

Property Type: Unit



2/60 Mitchell Cr MEADOW HEIGHTS 3048 (REI) Agent Comments



Price: \$445,000

Method: Private Sale

Date: 17/02/2024

Property Type: Unit



3/5 Tarwin PI MEADOW HEIGHTS 3048 (REI) Agent Comments



Price: \$410,000

Method: Private Sale

Date: 12/03/2024

Property Type: Unit

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938