

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

9 HUNTLY COURT MEADOW HEIGHTS VIC 3048

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$430,000

&

\$473,000

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

5 WOODBURN CRESCENT MEADOW HEIGHTS VIC 3048	\$445,000	19-Dec-23
3 BELAR COURT MEADOW HEIGHTS VIC 3048	\$470,000	16-Jan-24
24 GOLDEN ASH COURT MEADOW HEIGHTS VIC 3048	\$475,000	18-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: 31 March 2024



5 WOODBURN CRESCENT MEADOW HEIGHTS VIC 3048

3 1 6

Sold Price **\$445,000** Sold Date **19-Dec-23**

Distance **0.58km**



3 BELAR COURT MEADOW HEIGHTS VIC 3048

3 1 1

Sold Price **\$470,000** Sold Date **16-Jan-24**

Distance **1.1km**



24 GOLDEN ASH COURT MEADOW HEIGHTS VIC 3048

3 1 1

Sold Price **\$475,000** Sold Date **18-Jan-24**

Distance **1.12km**



2 GREEN VALLEY GROVE MEADOW HEIGHTS VIC 3048

3 1 1

Sold Price ^{RS} **\$475,000** Sold Date **25-Oct-23**

Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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