
STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

19 Kanooka Grove, Meadow Heights

Indicative selling price

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

Single price

\$459,000

Median sale price

Median price

\$450,000

*House

X

Suburb

Meadow Heights

Period - From

APRIL 2017

to

JULY 2017

Source

REIV propertydata.com.au

Comparable property sales

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 - 5 Buxton Court, Meadow Heights	\$450,000	09/06/2017
2 - 5 Clematis Court, Meadow Heights	\$490,000	11/05/2017
3 - 23 Goodenia Close, Meadow Heights	\$440,000	08/07/2017