

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 1 Canadian Court, Meadow Heights 3048

Indicative selling price

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

Range between \$530,000 & \$560,000

Median sale price

Median price \$445,500 House Suburb Meadow Heights
Period - From 01/01/17 to 01/01/18 Source realestate.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 Fumina Court, Meadow Heights	\$545,000	28/11/17
2 – 6 Chilwell Court, Meadow Heights	\$575,000	06/08/17
3 – 49 Paringa Boulevard, Meadow Heights	\$555,000	08/11/17