

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

7 ASHLEIGH CRESCENT, MEADOW HEIGHTS, VIC 3048

Indicative selling price

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

Price Range: \$900,000 to \$960,000

Median sale price

Median price \$421,000

House

Unit

Suburb MEADOW HEIGHTS

Period 01 October 2016 to 30 September 2017

Source

pricfinder

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
25 ADDERLEY DR, GREENVALE, VIC 3059	\$880,000	29/04/2017
102 MCPHERSON BVD, ROXBURGH PARK, VIC 3064	\$982,500	29/04/2017
18 ADDERLEY DR, GREENVALE, VIC 3059	\$930,000	06/05/2017
25 LINLITHGOW WAY, GREENVALE, VIC 3059	\$1,070,000	15/06/2017