



YPA Estate Agents Meadow Heights  
M 93094888  
E mhadmin@ypa.com.au

# 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: 13 Shandeen 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 \$490,000 & \$539,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price: \$525,000 \*House: X \*Unit: [ ] Suburb: Meadow Heights  
Period-from: 01 Oct 2018 to 31 Dec 2018 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
13 Katnook Court Meadow Heights VIC 3048	\$510,000	01-Aug-18
8 Taggerty Crescent Meadow Heights VIC 3048	\$500,000	24-Nov-18
14 Gunbower Crescent Meadow Heights VIC 3048	\$520,000	22-Nov-18

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.~~

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**13 Katnook Court Meadow Heights VIC 3048**

3 1 2

Sold Price

**\$510,000**

Sold Date

**01-Aug-18**

Distance

**0.53km**



**8 Taggerty Crescent Meadow Heights VIC 3048**

3 1 2

Sold Price

**\$500,000**

Sold Date

**24-Nov-18**

Distance

**0.69km**



**14 Gunbower Crescent Meadow Heights VIC 3048**

3 1 2

Sold Price

**\$520,000**

Sold Date

**22-Nov-18**

Distance

**1.72km**

RS = Recent sale

UN = Undisclosed Sale

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