

## 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

31 HIBISCUS CLOSE MEADOW HEIGHTS VIC 3048

### Indicative selling price

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

Single Price

or range  
between

\$495,000

&

\$544,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Meadow Heights

Period-from

01 May 2023

to

30 Apr 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

7 WOODBURN CRESCENT MEADOW HEIGHTS VIC 3048	\$506,500	04-May-24
1461 PASCOE VALE ROAD MEADOW HEIGHTS VIC 3048	\$540,000	13-Feb-24
5 BERRINGA COURT MEADOW HEIGHTS VIC 3048	\$545,000	16-Mar-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: 23 May 2024



**7 WOODBURN CRESCENT  
MEADOW HEIGHTS VIC 3048**

3 1 2

Sold Price

<sup>RS</sup>

**\$506,500**

Sold Date **04-May-24**

Distance **2.21km**



**1461 PASCOE VALE ROAD  
MEADOW HEIGHTS VIC 3048**

3 1 -

Sold Price

**\$540,000**

Sold Date **13-Feb-24**

Distance **2.13km**



**5 BERRINGA COURT MEADOW  
HEIGHTS VIC 3048**

3 1 4

Sold Price

**\$545,000**

Sold Date **16-Mar-24**

Distance **2.27km**

RS = Recent sale

UN = Undisclosed Sale

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