



Statement of Information

Sections 47AF of the Estate Agents Act 1980

1/49 Nicholson Crescent, MEADOW HEIGHTS 3048

House

3 beds

2 baths

1 parking

Indicative selling price

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

Range \$400,000 - \$440,000

Median sale price

Median **House** for **MEADOW HEIGHTS** for period **Jan 2019 - Jan 2019**

Sourced from realestate.com.

\$497,000

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

8 Wilga court,
Meadow Heights 3048

Price **\$460,000** Sold 10
January 2019

22 Hibiscus Close,
Meadow Heights 3048

Price **\$500,000** Sold 29
January 2019

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

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from realestate.com.

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