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	2/19 MITCHELL CRESCENT 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	&	$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$450,000	Property type	Unit	Suburb	Meadow Heights
Period-from	01 Apr 2024	to	31 Mar 2025	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
1/16 DILLWYNIA PLACE MEADOW HEIGHTS VIC 3048	$535,000	29-Dec-24
2/43 PINNAROO CIRCUIT MEADOW HEIGHTS VIC 3048	$515,000	01-Apr-25

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.

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Amin Halabi
P 93094888
M 0401789004
E Ahalabi@ypa.com.au



1/16 DILLWYNIA PLACE MEADOW HEIGHTS VIC 3048

3 1 1

Sold Price **$535,000** Sold Date **29-Dec-24**

Distance **1.42km**



2/43 PINNAROO CIRCUIT MEADOW HEIGHTS VIC 3048

3 1 1

Sold Price RS **$515,000** Sold Date **01-Apr-25**

Distance **0.49km**

RS = Recent sale **UN** = Undisclosed Sale

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