

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 5 Homewood Court, Meadow Heights

Indicative selling price

Single price

or range between \$480,000

&

\$530,000

Median sale price

Median price

*House

*Unit

Suburb

Period - From

to

Source

Comparable property sales

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. 5 Ellam Court, Meadow Heights | \$530,000 | 05/02/2021 |
| 2. 26 Ironbark Court, Meadow Heights | \$510,000 | 21/1/2021 |
| 3. 15 Eldorado Crescent, Meadow Heights | \$550,000 | 18/01/2021 |