



# STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

LOT 1003 Bunyip Street Melton South VIC 3338

4 2 2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$448,000 & \$468,000




## Median Sale Price

\$411,000 Houses in Melton south between 01 May 2018 - 30 Apr 2019

Source: CoreLogic

## 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.

	<b>24 Fellows Street Weir Views VIC 3338</b> 4  2  2	Sold Price	<b>\$450,000</b>	Sold Date	<b>22-Mar-19</b>	Distance	<b>0.15km</b>
	<b>9 Forde Avenue Melton South VIC 3338</b> 4  2  2	Sold Price	<b>\$480,000</b>	Sold Date	<b>04-Dec-18</b>	Distance	<b>0.82km</b>
	<b>64 Oldbridge Boulevard Weir Views VIC 3338</b> 4  2  2	Sold Price <sup>RS</sup>	<b>\$480,000</b>	Sold Date	<b>24-Apr-19</b>	Distance	<b>1.58km</b>

RS = Recent sale      UN = Undisclosed Sale

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