

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

LOT 102/116 Denny Place Melton South VIC 3338

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

\$250,000

&

\$265,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$242,500

Property type

Land

Suburb

Melton South

Period-from

01 Sep 2018

to

31 Aug 2019

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

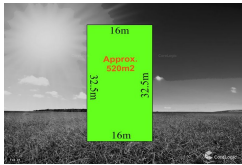
Date of sale

36 Canterbury Circuit Melton South VIC 3338	\$280,000	18-Apr-19
13 Pinnibar Way Weir Views VIC 3338	\$268,000	26-Jun-19
3 Georgia Street Weir Views VIC 3338	\$270,000	15-Mar-19

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.~~

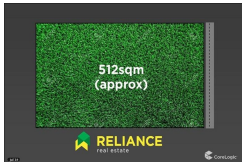
This Statement of Information was prepared on: 17 September 2019



36 Canterbury Circuit Melton South VIC 3338 Sold Price **\$280,000** Sold Date **18-Apr-19**

4 2 2

Distance **0.61km**



13 Pinnibar Way Weir Views VIC 3338 Sold Price **\$268,000** Sold Date **26-Jun-19**

- - -

Distance **1.68km**



3 Georgia Street Weir Views VIC 3338 Sold Price **\$270,000** Sold Date **15-Mar-19**

- - -

Distance **1.73km**

RS = Recent sale UN = Undisclosed Sale

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