

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode

19 Dreelburn Terrace 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

\$409,000

or range  
between

&amp;

## Median sale price

(\*Delete house or unit as applicable)

Median Price

\$253,000

\*House

\*Unit

Suburb

Melton South

Period-from

01 Jul 2018

to

30 Jun 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 9 Dreelburn Terrace Melton South VIC 3338 | \$410,000 | 18-Jun-19 |
| 11 Jade Crescent Cobblebank VIC 3338      | \$400,000 | 21-Apr-19 |
| 3 Marble Drive Cobblebank VIC 3338        | \$399,000 | 01-Apr-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.~~

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## 9 Dreelburn Terrace Melton South VIC 3338

3 2 2

Sold Price

RS

**\$410,000**

Sold Date

**18-Jun-19**

Distance

**0.08km**



## 11 Jade Crescent Cobblebank VIC 3338

4 2 2

Sold Price

**\$400,000**

Sold Date

**21-Apr-19**

Distance

**1.06km**



## 3 Marble Drive Cobblebank VIC 3338

4 2 2

Sold Price

**\$399,000**

Sold Date

**01-Apr-19**

Distance

**1.17km**

RS = Recent sale

UN = Undisclosed Sale

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