



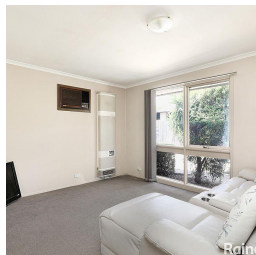
STATEMENT OF INFORMATION

3/39 CHURCH STREET, MELTON, VIC 3337

PREPARED BY ZOE CROOKS, LJ HOOKER , PHONE: 0426 796 001

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/39 CHURCH STREET, MELTON, VIC

 2  1  1

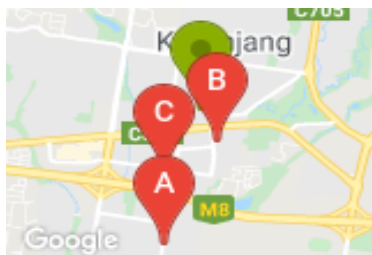
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$249,000 to \$269,000

Provided by: Zoe Crooks, LJ HOOKER

MEDIAN SALE PRICE



MELTON, VIC, 3337

Suburb Median Sale Price (Unit)

\$320,000

01 January 2020 to 30 June 2020

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



5/50 STATION RD, MELTON SOUTH, VIC 3338

 2  1  1

Sale Price

\$250,000

Sale Date: 17/07/2020

Distance from Property: 2km



2/24 HENRY ST, MELTON, VIC 3337

 3  1  2

Sale Price

\$270,000

Sale Date: 23/07/2020

Distance from Property: 490m



15/55 BARRIES RD, MELTON, VIC 3337

 3  1  1

Sale Price

\$273,000

Sale Date: 02/02/2020

Distance from Property: 1km



This report has been compiled on 10/09/2020 by LJ HOOKER . Property Data Solutions Pty Ltd 2020 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for

Address
Including suburb and
postcode

3/39 CHURCH STREET, MELTON, VIC 3337

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$249,000 to \$269,000

Median sale price

Median price

\$320,000

Property type

Unit

Suburb

MELTON

Period

01 January 2020 to 30 June 2020

Source

pricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable

Price

Date of sale

5/50 STATION RD, MELTON SOUTH, VIC 3338	\$250,000	17/07/2020
2/24 HENRY ST, MELTON, VIC 3337	\$270,000	23/07/2020
15/55 BARRIES RD, MELTON, VIC 3337	\$273,000	02/02/2020

This Statement of Information was prepared on:

10/09/2020