

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 38 Morris Street Melton South VIC 3338

Indicative selling price

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

Single price N/A or range between \$370,000 & \$385,000

Median sale price

Median price \$410,000 *House X *Unit Suburb Melton South

Period - From 01 Aug 2018 to 31 Jul 2019 Source Core Logic / RP data

Comparable property sales

A* 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 property	Price	Date of sale
19 Kinkora Road Melton VIC 3337	\$380,000	17-Jul-19
94 Barries Road Melton VIC 3337 S	\$380,000	27-Apr-19
35 Watson Court Melton VIC 3337	\$387,000	07-Feb-19