

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

428 High Street, MELTON VIC 3337

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

\$*479,000

&

\$519,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$429,000

*House

*Unit

Suburb
or locality

MELTON VIC 3337

Period - From

01/04/18

to

30/06/18

Source

REIV

Comparable property sales

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

1: 466 High Street, MELTON VIC 3337	\$ 470,000	2 nd July 2018
2: 12 Oldershaw Road, MELTON VIC 3337	\$ 460,000	10 th Feb 2018
3: 449 High Street, MELTON VIC 3337	\$ 526,000	3 rd may 2018

OR

Either

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 six months*.

Or

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.