

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

3 Lynton Street 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

\$275,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$235,000

Property type

Land

Suburb

Melton South

Period-from

01 Oct 2019

to

30 Sep 2020

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

4 Hawkestone Street Melton South VIC 3338	\$255,000	27-Jul-20
10 Midgard Road Weir Views VIC 3338	\$280,000	13-Jul-20
25 Midgard Road Weir Views VIC 3338	\$261,500	27-Jul-20

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: 12 October 2020



4 Hawkestone Street Melton South VIC 3338

 4  2  -

Sold Price

\$255,000

Sold Date

27-Jul-20

Distance

0.1km



10 Midgard Road Weir Views VIC 3338

 4  2  2

Sold Price

\$280,000

Sold Date

13-Jul-20

Distance

1.47km



25 Midgard Road Weir Views VIC 3338

 -  -  -

Sold Price

\$261,500

Sold Date

27-Jul-20

Distance

1.53km

RS = Recent sale

UN = Undisclosed Sale

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