

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 7 Sheepfold Court Melton West VIC 3337

Indicative selling price

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

Single price \$429,000 or range between N/A & N/A

Median sale price

Median price \$450,000 *House X *Unit Suburb Melton West
Period - From Jan 2018 to Dec 2018 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
5 Heritage Way Melton West VIC 3337	\$412,500	06-Dec-18
11 Morrow Street Melton West VIC 3337	\$405,000	09-Oct-18
2 Patricia Place Melton West VIC 3337	\$415,000	31-Jul-18