

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

12 Elizabeth 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

or range
between

\$379,000

&

\$399,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$412,500

*House

X

*Unit

Suburb

Melton South

Period-from

01 May 2018

to

30 Apr 2019

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 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

17 Fraser Street Melton South VIC 3338	\$399,000	01-Apr-19
76 Richard Road Melton South VIC 3338	\$385,000	02-Feb-19
50 Callanan Drive Melton South VIC 3338	\$380,000	31-Jan-19

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 six months.~~

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17 Fraser Street Melton South VIC 3338

Sold Price

\$399,000

Sold Date

01-Apr-19

4 2 2

Distance

0.24km



76 Richard Road Melton South VIC 3338

Sold Price

\$385,000

Sold Date

02-Feb-19

3 2 4

Distance

0.95km



50 Callanan Drive Melton South VIC 3338

Sold Price

\$380,000

Sold Date

31-Jan-19

3 1 2

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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