



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**11 Jade Crescent,
MELTON SOUTH 3338**

House

4 beds

2 baths

2 parking

Indicative selling price

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

Range \$419,000 - \$449,000

Median sale price

Median **House** for **MELTON SOUTH** for period **Dec 2017 - Dec 2018**

Sourced from **Pricefinder**.

\$441,500

Comparable property sales

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 the most comparable to the property for sale.

17 Crystal Road,
Cobblebank 3338

Price \$467,000 Sold 07
November 2018

24 Marble Drive,
Cobblebank 3338

Price \$403,000 Sold 09
December 2018

48 Diamond Parade,
Cobblebank 3338

Price \$480,000 Sold 27
February 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

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