

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 Pascoe Place, Melton West 3337

Indicative selling price

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

Single price N/A or range between \$449,000 & \$489,000

Median sale price

Median price \$425,000 *House X *Unit Suburb Melton West

Period - From Jun 2017 to May 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
16 Gleneagles Drive Melton West VIC 3337	\$484,000	17-Mar-18
3 Parkway Melton West VIC 3337	\$487,000	25-Jan-18
19 Sherwood Place Melton West VIC 3337	\$466,000	15-Jan-18