

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 3 Bluff avenue, MELTON SOUTH 3338

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$520,000 - \$550,000**

## Median sale price

Median **House** for **Weir Views** for period **Oct 2018 - Sep 2019**

Sourced from [realestate.com.au](http://realestate.com.au).

**\$462,500**

## 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.

**64 Oldbridge Boulevard,**  
Weir Views 3338

Price **\$480,000** Sold 23  
April 2019

**70 Oldbridge Boulevard,**  
Weir Views 3338

Price **\$515,000** Sold 03 June  
2019

**16 Toolern Waters drive,**  
Weir Views 3338

Price **\$536,000** Sold 08  
November 2019

This Statement of Information was prepared on 14th Oct 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 [realestate.com.au](http://realestate.com.au).

House



4 beds



2 baths



2 parking

## Starr Property Group

Level 1, Suite 3, Brookside Central,  
9 - 12 Federation Way,  
Caroline Springs VIC 3023

## Contact agents



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