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STATEMENT OF INFORMATION

1 AYESHA AVENUE, MELTON SOUTH, VIC 3338 PREPARED BY RL REAL ESTATE, PO BOX 52 MELTON



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 AYESHA AVENUE, MELTON SOUTH, VIC 🕮 - 🕒 -







Indicative Selling Price

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

Price Range:

\$490,000 to \$510,000

MEDIAN SALE PRICE



MELTON SOUTH, VIC, 3338

Suburb Median Sale Price (Vacant Land)

\$313,500

01 January 2024 to 31 December 2024

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



16 HERON WAY, MELTON SOUTH, VIC 3338







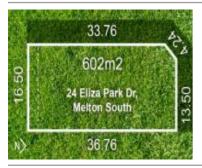
Sale Price

\$360,000

Sale Date: 30/08/2024

Distance from Property: 2.5km





24 ELIZA PARK DR, MELTON SOUTH, VIC 3338 🕮 -







Sale Price

\$430,000

Sale Date: 04/11/2024

Distance from Property: 2.5km





7 DEVON PL, MELTON WEST, VIC 3337







Sale Price

*\$380.000

Sale Date: 20/01/2025

Distance from Property: 2.7km



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode

1 AYESHA AVENUE, MELTON SOUTH, VIC 3338

Indicative selling price

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

Price Range: \$490,000 to \$510,000

Median sale price

Median price	\$313,500	Property type	Vacant Land	Suburb	MELTON SOUTH
Period	01 January 2024 to 31 2024	December	Source	P	ricefinder

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 agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
16 HERON WAY, MELTON SOUTH, VIC 3338	\$360,000	30/08/2024
24 ELIZA PARK DR, MELTON SOUTH, VIC 3338	\$430,000	04/11/2024
7 DEVON PL, MELTON WEST, VIC 3337	*\$380,000	20/01/2025

This Statement of Information was prepared on:

12/02/2025

