

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

12 Valerian 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

\$289,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$240,000

Property type

Land

Suburb

Melton South

Period-from

01 Jun 2019

to

31 May 2020

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 6 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

38 Antonio Drive Melton South VIC 3338	\$280,000	26-May-20
12 Moroka Avenue Weir Views VIC 3338	\$279,000	29-Feb-20
42 Waterbird Circuit Weir Views VIC 3338	\$270,000	14-Feb-20

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 6 months.~~

This Statement of Information was prepared on: 15 June 2020



38 Antonio Drive Melton South VIC 3338

Sold Price ^{RS} **\$280,000** ^{UN} Sold Date **26-May-20**

 4  2  -

Distance **1.11km**



12 Moroka Avenue Weir Views VIC 3338

Sold Price **\$279,000** Sold Date **29-Feb-20**

 3  2  -

Distance **1.71km**



42 Waterbird Circuit Weir Views VIC 3338

Sold Price **\$270,000** Sold Date **14-Feb-20**

 4  -  -

Distance **1.85km**

RS = Recent sale

UN = Undisclosed Sale

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