

## 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 25 Hillsmead Drive Melton West

### Indicative selling price

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

Single price \$509,000

### Median sale price

Median price \$355,000

\*House x

Suburb Melton West

Period - From July 2016

to June 2017

Source REIV [propertydata.com.au](http://propertydata.com.au)

### 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
1 5 Parkway Melton West Vic	\$ 497,000	9/2/17
2 22 John Batman Drive Melton West	\$ 480,000	5/7/17
3 3 The Grange Melton West	\$ 480,000	25/2/17

**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 six months.

Property data source: REIV [propertydata.com.au](http://propertydata.com.au). Generated on 24<sup>th</sup> of July 2017.