

## 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

10 Scott Street Melton VIC 3337

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$350,000

&

\$360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$390,000

Property type

House

Suburb

Melton

Period-from

01 Sep 2018

to

31 Aug 2019

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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 2 Curlew Close Melton VIC 3337    | \$260,500 | 31-Aug-19 |
| 3 Hurley Street Melton VIC 3337   | \$315,000 | 31-Aug-19 |
| 4 Findon Way Melton West VIC 3337 | \$310,000 | 10-Jul-19 |

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: 16 September 2019

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**2 Curlew Close Melton VIC 3337**

 Sold Price **\$260,500** Sold Date **31-Aug-19**
 3  1  -

 Distance **0.38km**

**3 Hurley Street Melton VIC 3337**

 Sold Price **\$315,000** Sold Date **31-Aug-19**
 3  1  -

 Distance **0.52km**

**4 Findon Way Melton West VIC 3337**

 Sold Price **\$310,000** Sold Date **10-Jul-19**
 3  2  2

 Distance **1.11km**

RS = Recent sale

UN = Undisclosed Sale

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