

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**45 Carina Drive,  
MELTON 3337**

### Indicative selling price

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

**Range \$380,000 - \$418,000**

### Median sale price

Median **House** for **MELTON** for period **Jan 2019 - Jun 2019**

Sourced from **Pricefinder**.

**\$382,000**

### 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.

**3 Amanda Crt,**  
Melton 3337

**Price \$445,000** Sold 29  
April 2019

**15 Perry Cl,**  
Melton 3337

**Price \$443,000** Sold 20  
February 2019

**6 Esta St,**  
Melton 3337

**Price \$420,000** Sold 22 July  
2019

This Statement of Information was prepared on 24th Sep 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 Pricefinder.

House

4 beds

3 baths

**361 Degrees Real Estate  
Melton**

307-309 High Street,  
Melton VIC 3337

### Contact agents



**Zoe Crooks**

03 879 75588  
0426 796 001

[zoe@361realestate.com.au](mailto:zoe@361realestate.com.au)

**361**