



## STATEMENT OF INFORMATION

Prepared on 12 Mar 2019

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Section 47AF of the Estate Agents Act 1980

### UNIT Offered for Sale

4/23 Dominic Parade Melton VIC 3337

2 1 1

### Indicative Selling Price

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

Range between \$239,000 & \$259,000

### Median Sale Price

\$313,750 Units in Melton between 01 Mar 2018 - 28 Feb 2019

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.



**11/4-10 Plover Street Melton VIC 3337**

3 1 2

Sold Price

**\$260,000**

Sold Date

**20-Sep-18**

Distance

**0.47km**



**14/9 Petrea Place Harkness VIC 3337**

2 1 1

Sold Price

**\$270,000**

Sold Date

**15-Jul-18**

Distance

**1.84km**



**1/2-4 Brooklyn Road Melton South VIC 3338**

3 1 1

Sold Price

<sup>RS</sup> **\$265,000**

Sold Date

**30-Jan-19**

Distance

**2.67km**

RS = Recent sale

UN = Undisclosed Sale

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