

STATEMENT OF INFORMATION

26 COOK ROAD, MELTON SOUTH, VIC 3338

PREPARED BY PAYAL ARORA, THE ROOF REAL ESTATE, PHONE: 0479115271



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



26 COOK ROAD, MELTON SOUTH, VIC



Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$740,000 to \$760,000

Provided by: Payal Arora, The Roof Real Estate

MEDIAN SALE PRICE



MELTON SOUTH, VIC, 3338

Suburb Median Sale Price (Vacant Land)

\$315,000

01 January 2024 to 31 December 2024

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



3 CONSERVATION AVE, WEIR VIEWS, VIC 3338



Sale Price

\$712,000

Sale Date: 04/07/2024

Distance from Property: 1.5km



35 WALTON ST, MELTON SOUTH, VIC 3338



Sale Price

\$730,000

Sale Date: 26/10/2024

Distance from Property: 238m



185 REES RD, WEIR VIEWS, VIC 3338



Sale Price

\$730,000

Sale Date: 20/08/2024

Distance from Property: 1km



This report has been compiled on 02/01/2025 by The Roof Real Estate. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

26 COOK ROAD, MELTON SOUTH, VIC 3338

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$740,000 to \$760,000

Median sale price

Median price

\$315,000

Property type

Vacant Land

Suburb

MELTON SOUTH

Period

01 January 2024 to 31 December 2024

Source

pricfinder

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 agents representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

3 CONSERVATION AVE, WEIR VIEWS, VIC 3338	\$712,000	04/07/2024
35 WALTON ST, MELTON SOUTH, VIC 3338	\$730,000	26/10/2024
185 REES RD, WEIR VIEWS, VIC 3338	\$730,000	20/08/2024

This Statement of Information was prepared on:

02/01/2025