

# 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

76 Albert Drive Melton South, 3338

## Indicative selling price

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

Range between \$500,000.00 & \$550,000.00

## Median sale price

Median price \$575,000.00 Property Type NOT PROVIDED Suburb MELTON SOUTH

Period - From 01-Mar-2021 to 28-Feb-2022 Source realestate.com.au

## 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 most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	97 Albert Drive Melton South Vic 3338	\$578,000.00	24-Nov-2021
2	5 Harper Street, Melton South, Vic 3338	\$570,000.00	23-Feb-2022
3	97 Exford Road, Melton South, Vic 3338	\$535,000.00	31-Jan-2022

This statement of information was prepared on 04-Apr-2022 at 11:55:35 AM EST