

## 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

**8 Cook Road Melton South VIC 3338**

### Indicative selling price

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

Single price \$349,000

### Median sale price

There have not been enough sales of Houses in Harkness to calculate a Median Sale Price

Median price 363,000

House x

Suburb Melton South

Period - From Mar-17

to Feb-18

Source Core Logic

### 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 42 Mitchell Road Melton South VIC 3338	\$377,000	28-Oct-17
2 1 Murray Street Melton South VIC 3338	\$350,000	30-Oct-17
3 4 Wickham Street Melton South VIC 3338	\$360,000	18-Dec-17

Property data source: Core Logic. Generated on 13th of March 2018.