

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

85 Centenary Avenue, Melton Vic 3337

Indicative selling price

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

Single price

\$340,000

Median sale price

Median price

\$390,000

Property Type

House

Suburb

Melton

Period - From

10/07/2019

to

09/07/2020

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* 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	19 Vista Dr, Melton, Vic 3337, Australia	\$352,000	30/06/2020
2	65 Centenary Av MELTON 3337	\$390,000	20/02/2020
3	40 Pennyroyal Cr KURUNJANG 3337	\$370,000	22/06/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

10/07/2020 14:20



 3  1  1

Property Type: House (Previously Occupied - Detached)
Land Size: 585 sqm approx
Agent Comments

Indicative Selling Price
\$340,000

Median House Price
10/07/2019 - 09/07/2020: \$390,000

Comparable Properties

19 Vista Dr, Melton, Vic 3337, Australia (REI)

Agent Comments

 3  1  1

Price: \$352,000
Method:
Date: 30/06/2020
Property Type: House



65 Centenary Av MELTON 3337 (REI/VG)

Agent Comments

 3  2  2

Price: \$390,000
Method: Private Sale
Date: 20/02/2020
Rooms: 5
Property Type: House
Land Size: 588 sqm approx



40 Pennyroyal Cr KURUNJANG 3337 (REI)

Agent Comments

 3  1  1

Price: \$370,000
Method: Private Sale
Date: 22/06/2020
Rooms: 4
Property Type: House
Land Size: 558 sqm approx