



## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Property offered for sale 22 Penguin Street, MELTON 3337

#### Indicative selling price

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

**Range \$350,000 - \$380,000**

#### Median sale price

Median **House** for **MELTON** for period **Apr 2019 - Sep 2019**

Sourced from **pricefinder**.

**\$385,000**

#### 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 the most comparable to the property for sale.

**32 Scott Street,**  
Melton 3337

**Price \$358,500** Sold 16  
October 2019

**47 Plover Street,**  
Melton 3337

**Price \$375,000** Sold 07  
September 2019

**52 Scott Street,**  
Melton 3337

**Price \$360,000** Sold 15 June  
2019

This Statement of Information was prepared on 25th Oct 2019

#### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from pricefinder.

#### 361 Degrees Real Estate Melton

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Melton VIC 3337

#### Contact agents



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