



STATEMENT OF INFORMATION

11 CHRISTOPHER CRESCENT, MELTON, VIC 3337

PREPARED BY ZOE CROOKS, LJ HOOKER, PHONE: 0426 796 001



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 CHRISTOPHER CRESCENT, MELTON,

 3  1  -

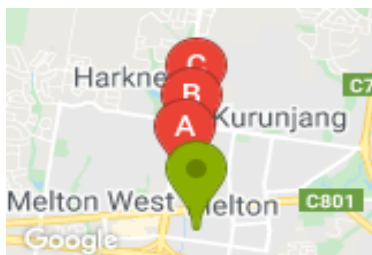
Indicative Selling Price

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

Single Price: **\$460,000**

Provided by: Zoe Crooks, LJ Hooker

MEDIAN SALE PRICE



MELTON, VIC, 3337

Suburb Median Sale Price (House)

\$385,000

01 July 2020 to 31 December 2020

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 agent's representative considers to be most comparable to the property for sale.



20 PERRY CL, MELTON, VIC 3337

 3  1  2

Sale Price

\$440,000

Sale Date: 10/12/2020

Distance from Property: 610m



34 PLOVER ST, MELTON, VIC 3337

 3  1  2

Sale Price

\$400,000

Sale Date: 26/11/2020

Distance from Property: 1.1km



215 CENTENARY AVE, MELTON, VIC 3337

 3  1  2

Sale Price

\$400,000

Sale Date: 15/09/2020

Distance from Property: 1.5km



This report has been compiled on 09/02/2021 by LJ Hooker. Property Data Solutions Pty Ltd 2021 - 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

11 CHRISTOPHER CRESCENT, MELTON, VIC 3337

Indicative selling price

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

Single Price:

\$460,000

Median sale price

Median price

\$385,000

Property type

House

Suburb

MELTON

Period

01 July 2020 to 31 December 2020

Source



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

20 PERRY CL, MELTON, VIC 3337	\$440,000	10/12/2020
34 PLOVER ST, MELTON, VIC 3337	\$400,000	26/11/2020
215 CENTENARY AVE, MELTON, VIC 3337	\$400,000	15/09/2020

This Statement of Information was prepared on:

09/02/2021