

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

5/7 Coventry Place Melton South VIC 3338

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$299,000

&

\$319,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$291,000

Property type

Unit

Suburb

Melton South

Period-from

01 Jan 2019

to

31 Dec 2019

Source

Corelogic

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 6 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

1/23 Hume Avenue Melton South VIC 3338	\$307,000	14-Oct-19
1/47-53 Hume Avenue Melton South VIC 3338	\$305,000	02-Oct-19
3/26-28 Brooklyn Road Melton South VIC 3338	\$300,000	29-Nov-19

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 6 months.~~

This Statement of Information was prepared on: 28 January 2020



**1/23 Hume Avenue Melton South
VIC 3338**

Sold Price

\$307,000

Sold Date

14-Oct-19

2

1

1

Distance

0.7km



**1/47-53 Hume Avenue Melton South
VIC 3338**

Sold Price

\$305,000

Sold Date

02-Oct-19

2

1

1

Distance

0.74km



**3/26-28 Brooklyn Road Melton
South VIC 3338**

Sold Price

\$300,000

Sold Date

29-Nov-19

2

1

1

Distance

1.22km

RS = Recent sale

UN = Undisclosed Sale

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