

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
95 Albert Drive 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 \$250,000 & \$255,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$240,000 *House *Unit Suburb Melton South

Period-from 01 May 2018 to 30 Apr 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.









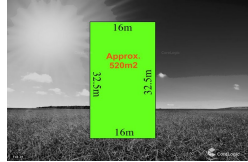











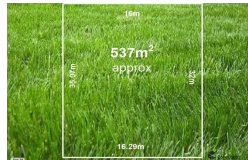



Address of comparable property	Price	Date of sale
17 Bolton Street Melton South VIC 3338	\$250,000	13-Feb-19
17 Hart Crescent Brookfield VIC 3338	\$240,000	31-Jan-19
36 Canterbury Circuit Melton South VIC 3338	\$280,000	06-May-19

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 six months.~~

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	17 Bolton Street Melton South VIC 3338	Sold Price	\$250,000	Sold Date	13-Feb-19
 -  - 	Distance 0.17km				
	17 Hart Crescent Brookfield VIC 3338	Sold Price	\$240,000	Sold Date	31-Jan-19
 4  2  2	Distance 0.42km				
	36 Canterbury Circuit Melton South VIC 3338	Sold Price	\$280,000	Sold Date	06-May-19
 -  - 	Distance 0.45km				
	30 Bourke Road Melton South VIC 3338	Sold Price	\$220,000	Sold Date	02-Apr-19
 -  - 	Distance 0.88km				
	19 Clare Street Brookfield VIC 3338	Sold Price	\$249,000	Sold Date	22-Feb-19
 -  -  2	Distance 1.09km				
	5 Kilmore Street Brookfield VIC 3338	Sold Price	\$250,000	Sold Date	27-Feb-19
 -  - 	Distance 1.23km				

RS = Recent sale

UN = Undisclosed Sale

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