

## 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

29 Mapleton Boulevard Melton South VIC 3338

### Indicative selling price

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

Single Price

or range  
between

\$439,000

&

\$469,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$390,000

Property type

House

Suburb

Melton South

Period-from

01 May 2019

to

30 Apr 2020

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 Horan Way Weir Views VIC 3338	\$445,000	15-Jan-20
10 Toolern Waters Drive Weir Views VIC 3338	\$460,000	15-Feb-20
16 Equine Circuit Melton South VIC 3338	\$440,000	20-Feb-20

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: 13 May 2020



## 1 Horan Way Weir Views VIC 3338

Sold Price

**\$445,000**

Sold Date

**15-Jan-20**



3



2



2

Distance

**0.5km**



## 10 Toolern Waters Drive Weir Views VIC 3338

Sold Price

**\$460,000**

Sold Date

**15-Feb-20**



3



2



2

Distance

**0.5km**



## 16 Equine Circuit Melton South VIC 3338

Sold Price

**\$440,000**

Sold Date

**20-Feb-20**



3



2



2

Distance

**1.31km**

RS = Recent sale

UN = Undisclosed Sale

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