STATEMENT OF INFORMATION

Prepared on 08 Jan 2019



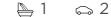
Chloe Tancredi P 9743 6400 M 0427 376 047 E chloet@ryderrealestate.com.au

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

6 James Cook Drive Melton West VIC 3337

= 3





Indicative Selling Price

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

Single Price \$425,000

Median Sale Price

\$450,000 Houses in Melton west between 01 Jan 2018 - 31 Dec 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



3 Charmaine Place Melton West VIC Sold Price

\$417,500

Sold Date

12-Jul-18

■ 3

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Distance

0.5km



5 Gainsborough Place Melton West Sold Price **VIC 3337**

\$435,000

Sold Date 15-Aug-18

= 3

= 3

₾ 1

 \triangle 2

Distance

1.45km



6 Comic Court Harkness VIC 3337

Sold Price

\$420,000

Sold Date 25-Oct-18

Distance

1.45km

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