



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**102 James Melrose Drive,
MELTON SOUTH 3338**

House

4 beds

2 baths

2 parking

Indicative selling price

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

**Range from \$410,000 -
\$440,000**

Median sale price

Median **House** for **BROOKFIELD** for period **Apr 2017 - Oct 2017**
Sourced from **RP Data**.

\$398,000

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 the most comparable to the property for sale.

72 James Melrose Drive, Price **\$427,000** Sold 04 August 2017
Brookfield 3338

70 James Melrose Drive, Price **\$387,000** Sold 27 May 2017
Brookfield 3338

2 Gypsy Lane, Price **\$510,000** Sold 15 September 2017
Brookfield 3338

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from RP Data.

Contact agents

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