

## 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

8/39 Scott Street Melton VIC 3337

### 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

\$300,000

&

\$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$312,500

Property type

Unit

Suburb

Melton

Period-from

01 Feb 2019

to

31 Jan 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

3/39 Scott Street Melton VIC 3337	\$344,000	26-Oct-19
2/18 Dominic Parade Melton VIC 3337	\$330,000	02-Jul-19
1/15 Smoult Drive Kurunjang VIC 3337	\$310,000	22-Oct-18

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.~~

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**3/39 Scott Street Melton VIC 3337** Sold Price **\$344,000** Sold Date **26-Oct-19**

3 1 1

Distance **0.04km**



**2/18 Dominic Parade Melton VIC 3337** Sold Price **\$330,000** Sold Date **02-Jul-19**

3 2 1

Distance **0.42km**



**1/15 Smoult Drive Kurunjang VIC 3337** Sold Price **\$310,000** Sold Date **22-Oct-18**

2 1 1

Distance **0.57km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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