

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 Wills Road 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

\$369,000

&

\$389,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$405,000

Property type

House

Suburb

Melton South

Period-from

01 Sep 2018

to

31 Aug 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 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

2 Lavarack Street Melton South VIC 3338	\$370,000	19-Jun-19
81 First Avenue Melton South VIC 3338	\$390,000	07-May-19
69 Blamey Drive Melton South VIC 3338	\$387,000	03-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 6 months.~~

This Statement of Information was prepared on: 16 September 2019



2 Lavarack Street Melton South VIC 3338 Sold Price **\$370,000** Sold Date **19-Jun-19**

 3
  1
  1

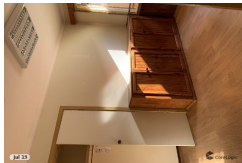
Distance **1.23km**



81 First Avenue Melton South VIC 3338 Sold Price **\$390,000** Sold Date **07-May-19**

 3
  1
  2

Distance **1.36km**



69 Blamey Drive Melton South VIC 3338 Sold Price **\$387,000** Sold Date **03-May-19**

 3
  1
  2

Distance **1.46km**

RS = Recent sale UN = Undisclosed Sale

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