



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**5 Oaky crescent,  
MELTON SOUTH 3338**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$555,500 - \$585,500**

### Median sale price

Median **House** for **MELTON SOUTH** for period **Oct 2017 - Oct 2018**

Sourced from [www.realestate.com.au](http://www.realestate.com.au).

**\$455,000**

### 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.

**19 Chandler Way,**  
Melton South 3338

**Price \$503,000** Sold 29 May  
2018

**43 Stonehenge Drive,**  
Melton South 3338

**Price \$555,000** Sold 27 July  
2018

**5 Avebury Drive ,**  
Melton South 3338

**Price \$555,000** Sold 12  
October 2018

### Additional Information

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 [www.realestate.com.au](http://www.realestate.com.au).

House

4 beds

2 baths

2 parking

**BLOOM**

### Bloom Estate Agents

15/211 Leaks Road,  
Truganina VIC 3029

### Contact agents



**Tarun Kumar**

03 8658 8882

04 6644 2793

[tarun@bloomea.com.au](mailto:tarun@bloomea.com.au)



**Jiten Hooda**

03 6858 8882

04 0565 0000

[jiten@bloomea.com.au](mailto:jiten@bloomea.com.au)

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ESTATE AGENTS