

STATEMENT OF INFORMATION

25 ALBERT DRIVE, MELTON SOUTH, VIC 3338

PREPARED BY MAZHAR HUSSAIN, PROFESSIONALS CAROLINE SPRINGS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



25 ALBERT DRIVE, MELTON SOUTH, VIC



Indicative Selling Price

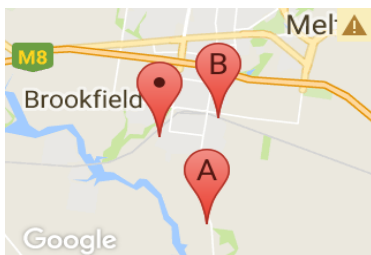
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$300,000 to \$330,000

Provided by: Mazhar Hussain, Professionals Caroline Springs

MEDIAN SALE PRICE



MELTON SOUTH, VIC, 3338

Suburb Median Sale Price (Vacant Land)

\$179,500

01 July 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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 most comparable to the property for sale.



MARRIOT RD, KEILOR DOWNS, VIC 3038



Sale Price

***\$350,000**

Sale Date: 30/10/2017

Distance from Property: 21km



8 WATERWAY BVD, MELTON SOUTH, VIC



Sale Price

***\$290,000**

Sale Date: 05/12/2017

Distance from Property: 2.8km



24 CREEK ST, MELTON SOUTH, VIC 3338



Sale Price

***\$403,500**

Sale Date: 09/12/2017

Distance from Property: 1.6km



This report has been compiled on 28/02/2018 by Professionals Caroline Springs. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

25 ALBERT DRIVE, MELTON SOUTH, VIC 3338

Indicative selling price

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

Price Range:

\$300,000 to \$330,000

Median sale price

Median price

\$179,500

House

Unit


Suburb

MELTON SOUTH

Period

01 July 2017 to 31 December 2017

Source



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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
MARRIOT RD, KEILOR DOWNS, VIC 3038	*\$350,000	30/10/2017
8 WATERWAY BVD, MELTON SOUTH, VIC 3338	*\$290,000	05/12/2017
24 CREEK ST, MELTON SOUTH, VIC 3338	*\$403,500	09/12/2017