

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

73 First Avenue, Melton South Vic 3338

Indicative selling price

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

Range between

\$400,000

&

\$440,000

Median sale price

Median price

\$413,000

House

X

Unit

Suburb

Melton South

Period - From

01/10/2017

to

30/09/2018

Source

REIV

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 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
1	3 Exell Av MELTON SOUTH 3338	\$461,500	23/08/2018
2	9 Sutherland Av MELTON SOUTH 3338	\$430,000	11/09/2018
3	77 Wilson Rd MELTON SOUTH 3338	\$430,000	23/08/2018

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 six months.~~



 3  1  2

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median House Price
Year ending September 2018: \$413,000

Comparable Properties



3 Exell Av MELTON SOUTH 3338 (VG)

Agent Comments

 3  

Price: \$461,500
Method: Sale
Date: 23/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 580 sqm approx



9 Sutherland Av MELTON SOUTH 3338 (VG)

Agent Comments

 -  - 

Price: \$430,000
Method: Sale
Date: 11/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 578 sqm approx

77 Wilson Rd MELTON SOUTH 3338 (RE/VG)

Agent Comments

 3  2  2

Price: \$430,000
Method: Private Sale
Date: 23/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 587 sqm approx