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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 38 Oldershaw Road Melton VIC 3337

### Indicative selling price

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

Single price N/A or range between \$369,000 & \$399,000

### Median sale price

Median price \$310,750 \*House  \*Unit  Suburb Melton  
Period - From Feb 2016 to Jan 2017 Source Core Logic / RP data

### Comparable property sales

**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
26 Oldershaw Road Melton VIC 3337	\$375,000	23-Aug-17
6 Bell Court Melton VIC 3337	\$375,000	24-Jul-17
43 Carina Drive Melton VIC 3337	\$389,540	09-Jun-17

Property data source: <https://rpp.rpdata.com/rpp/login.html>. Generated on 9th of May 2017.

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# Additional information about comparable sales.

(This page is optional – Delete this whole page if that is your preference)



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**Suburbville 88 Sample Street**      **4 BED 2 BATH 3 CAR 7 ROOMS**

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**METHOD** Auction  
**TYPE** House  
**LAND** 830m2



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**Suburbville 77 Sample Street**      **4 BED 2 BATH 3 CAR 7 ROOMS**

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**METHOD** Auction  
**TYPE** House  
**LAND** 830m2



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**Suburbville 66 Sample Street**      **4 BED 2 BATH 3 CAR 7 ROOMS**

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**METHOD** Auction  
**TYPE** House  
**LAND** 830m2

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 30 April 2017.