



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

3 JAMES COOK DRIVE, Melton West, VIC 3337

INDICATIVE SELLING PRICE

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

Range Between \$495,000 & \$530,000

MEDIAN SALE PRICE

Median price \$375,000 | House | Melton West (3337)

Period - From 1 April 2017 to 1 September 2017 | Source - RP DATA

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
14 EMPRESS WAY, MELTON WEST VIC 3337	\$500,000	18/12/2017
38 EMPRESS WAY, MELTON WEST VIC 3337	\$482,000	14/09/2017
9 CHELMSFORD WAY, MELTON WEST VIC 3337	\$570,000	20/12/2017