

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

36 Gamalite Drive, Melton West, VIC 3337

INDICATIVE SELLING PRICE

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

Range Between \$580,000 & \$615,000

MEDIAN SALE PRICE

Median price \$407,000 | House | Melton West (3337)

Period - From 1 January 2017 to 31 July 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 FIDDLEWOOD TURN, MELTON WEST VIC 3337	\$587,500	16/05/2017
23 HIGHFIELD WAY, KURUNJANG VIC 3337	\$950,000	27/02/2017
9 HILLCREST CT, MELTON WEST VIC 3337	\$535,000	11/04/2017