



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

71 GRETEL GROVE, Melton, VIC 3337

INDICATIVE SELLING PRICE

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

Range Between \$450,000 & \$470,000

MEDIAN SALE PRICE

Median price \$420,000 | House | Melton (3337)

Period - From 1 September 2017 to 14 February 2018 | Source - realestate.com.au

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
52 DARLINGSFORD BOULEVARD, MELTON VIC 3337	\$485,000	28/11/2017
88 LAKEWOOD BOULEVARD, MELTON VIC 3337	\$465,000	08/01/2018
11 SILVERLEAF DRIVE, MELTON VIC 3337	\$488,000	21/09/2017