

---

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

---

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

26 Riddle Drive 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 

\$350,000
-----------

 & 

\$385,000
-----------

### 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
24 Raleighs Road Melton VIC 3337	\$363,000	16-Jun-17
3 Essex Drive Melton VIC 3337	\$361,000	18-Jul-17
104 Palmerston Street Melton VIC 3337	\$359,000	20-May-17

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

---

# Additional information about comparable sales.

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



---

**Suburbville** 88 Sample Street

**4 BED 2 BATH 3 CAR 7 ROOMS**

---

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



---

**Suburbville** 77 Sample Street

**4 BED 2 BATH 3 CAR 7 ROOMS**

---

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



---

**Suburbville** 66 Sample Street

**4 BED 2 BATH 3 CAR 7 ROOMS**

---

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

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