

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

79 Oakpark Drive, Melton West, VIC 3337

INDICATIVE SELLING PRICE

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

Range Between \$495,000 & \$520,000

MEDIAN SALE PRICE

Median price \$387,760 | House | Melton West (3337)

Period - From 1 January 2017 to 27 January 2017 | 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
15 SULLIVAN PL, MELTON WEST VIC 3337	\$480,000	30/03/2017
11 CREPE MYRTLE CL, MELTON WEST VIC 3337	\$520,000	16/03/2017
10 ORMONDE ESP, MELTON WEST VIC 3337	\$520,000	22/05/2017