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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

1/9 Phillip Street Melton South VIC 3338
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### 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
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 or range between 

\$329,000
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 & 

\$359,000
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### Median sale price

Median price 

\$276,000
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 \*House 

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 \*Unit 

X
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 Suburb 

Melton South
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Period - From 

May 2017
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 to 

Apr 2018
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 Source 

Core Logic / RP data
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### 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
1/11 Phillip Street Melton South VIC3338	\$330,000	30-Apr-18
3/32 Brooklyn Road Melton South VIC 3338	\$330,000	23-Mar-18
1/28 Toolern Street Melton South VIC 3338	\$350,000	21-Nov-17

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