



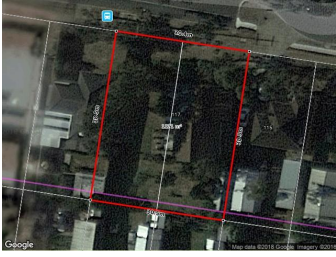
STATEMENT OF INFORMATION

117 CENTENARY AVENUE, MELTON, VIC 3337

PREPARED BY NIVASIE REAL ESTATE, 50 MCKENZIE STREET MELTON

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



117 CENTENARY AVENUE, MELTON, VIC

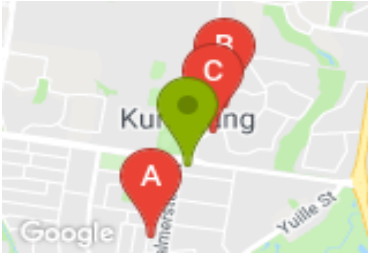


Indicative Selling Price

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

Single Price: **\$1,000,000**

MEDIAN SALE PRICE



MELTON, VIC, 3337

Suburb Median Sale Price (House)

\$405,500

01 July 2017 to 30 June 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



6 MARINA DR, MELTON, VIC 3337



Sale Price

\$675,000

Sale Date: 08/01/2018

Distance from Property: 573m



9 RAGLAN CRT, KURUNJANG, VIC 3337



Sale Price

\$440,000

Sale Date: 02/05/2018

Distance from Property: 481m



15 KURUNJANG DR, KURUNJANG, VIC 3337



Sale Price

****\$430,000**

Sale Date: 12/04/2018

Distance from Property: 281m



This report has been compiled on 03/07/2018 by Nivasie Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

117 CENTENARY AVENUE, MELTON, VIC 3337

Indicative selling price

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

Single Price:

\$1,000,000

Median sale price

Median price

\$405,500

House

Unit

Suburb

MELTON

Period

01 July 2017 to 30 June 2018

Source



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
6 MARINA DR, MELTON, VIC 3337	\$675,000	08/01/2018
9 RAGLAN CRT, KURUNJANG, VIC 3337	\$440,000	02/05/2018
15 KURUNJANG DR, KURUNJANG, VIC 3337	**\$430,000	12/04/2018