

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**34a Childs Street,
MELTON SOUTH 3338**

Unit



3 beds



1 baths



1 parking

Indicative selling price

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

Range \$350,000 - \$380,000

Median sale price

Median **Unit** for **MELTON SOUTH** for period **Sep 2018 - Sep 2019**

Sourced from **Pricefinder**.

\$299,000

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

5/18 Creek Street,
Melton South 3338

Price **\$350,000** Sold 02
November 2019

2/3 Austin Place,
Melton South 3338

Price **\$340,000** Sold 13
August 2019

33/17 Crestmont Drive,
Melton South 3338

Price **\$330,000** Sold 17 July
2019

This Statement of Information was prepared on 3rd Dec 2019


Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Biggin & Scott Melton

303 High Street,
Melton VIC 3337

Contact agents

 **Ash Wasim**
Biggin & Scott

awasim@bigginscott.com.au