

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**7 Denny Place,
MELTON SOUTH 3338**

House



3 beds



2 baths



6 parking

Indicative selling price

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

Range \$420,000 - \$460,000

Median sale price

Median **House** for **MELTON SOUTH** for period **Jul 2018 - Jun 2019**

Sourced from **PRICEFINDER**.

\$410,000

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.

**11 GARFIELD CLOSE,
MELTON SOUTH 3338**

Price **\$425,000** Sold 14 May 2019

**62 EXFORD ROAD,
MELTON SOUTH 3338**

Price **\$453,000** Sold 08 May 2019

**8 NELSON COURT,
MELTON SOUTH 3338**

Price **\$440,000** Sold 01 April 2019

This Statement of Information was prepared on 26th Sep 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.

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