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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

19 Moss Street Melton South VIC 3338

 3  2  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$340,000 & \$370,000













## Median Sale Price

\$412,500 Houses in Melton south between 01 May 2018 - 30 Apr 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	<b>6 Lachlan Road Melton South VIC 3338</b>	Sold Price	<b>\$360,000</b>	Sold Date	<b>27-Feb-19</b>
	 3  1  2			Distance	<b>0.13km</b>
	<b>32 Hume Avenue Melton South VIC 3338</b>	Sold Price	<b>\$375,000</b>	Sold Date	<b>06-Feb-19</b>
	 3  1  1			Distance	<b>0.33km</b>
	<b>3 Myrtle Street Melton South VIC 3338</b>	Sold Price	<b>\$374,000</b>	Sold Date	<b>28-Feb-19</b>
	 3  1  1			Distance	<b>0.95km</b>

RS = Recent sale

UN = Undisclosed Sale

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