

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

29 Oldershaw Road Melton VIC 3337

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$419,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$390,000

Property type

House

Suburb

Melton

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two 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.

Address of comparable property

Price

Date of sale

8 Vista Drive Melton VIC 3337	\$405,000	23-May-19
6 Hurley Street Melton VIC 3337	\$420,000	09-Sep-19
11 Hurley Street Melton VIC 3337	\$427,000	04-Sep-19

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 13 September 2019

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**8 Vista Drive Melton VIC 3337**Sold Price **\$405,000** Sold Date **23-May-19**

3
 1
 2

Distance **0.1km****6 Hurley Street Melton VIC 3337**Sold Price **\$420,000** Sold Date **09-Sep-19**

3
 1
 2

Distance **0.37km****11 Hurley Street Melton VIC 3337**Sold Price <sup>RS</sup> **\$427,000** Sold Date **04-Sep-19**

3
 2
 4

Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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