

## 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

11 Linacre Crescent Melton South VIC 3338

### 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

or range  
between

\$260,000

&

\$270,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$242,500

Property type

Land

Suburb

Melton South

Period-from

01 Oct 2018

to

30 Sep 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

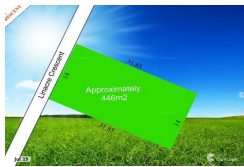
Date of sale

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 58 Albert Drive Melton South VIC 3338       | \$240,000 | 16-Jun-19 |
| 57 Albert Drive Melton South VIC 3338       | \$260,000 | 19-May-19 |
| 36 Canterbury Circuit Melton South VIC 3338 | \$280,000 | 18-Apr-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: 14 October 2019



**58 Albert Drive Melton South VIC 3338**

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Sold Price

**\$240,000**

Sold Date

**16-Jun-19**

Distance

**0.03km**

**57 Albert Drive Melton South VIC 3338**

 - 
  - 
  -

Sold Price

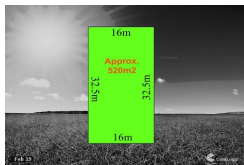
**\$260,000**

Sold Date

**19-May-19**

Distance

**0.08km**



**36 Canterbury Circuit Melton South VIC 3338**

 4 
  2 
  -

Sold Price

**\$280,000**

Sold Date

**18-Apr-19**

Distance

**0.12km**

RS = Recent sale

UN = Undisclosed Sale

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