

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and postcode 223 Centenary Avenue, Melton VIC 337

#### 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 \$\*490,000 & \$520,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$445,000 \*House x \*Unit Suburb Melton  
Period - From 01.05.2018 to 01.11.2018 Source RP Data

#### 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 six 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
1	14 Swan Street, Melton Vic 3337	\$460,000	06.07.2018
2	3 Mawson Street, Melton Vic 3337	\$450,000	29.08.2018
3	26 Plover Street, Melton Vic 3337	\$444,000	08.05.2018

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 six months.