

## 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

5/137-139 Centenary Avenue 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

or range  
between

\$229,000

&

\$269,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$315,000

Property type

Unit

Suburb

Melton

Period-from

01 Dec 2018

to

30 Nov 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

1/33-35 Henry Street Melton VIC 3337	\$275,000	23-Sep-19
4/28 Palmerston Street Melton VIC 3337	\$250,000	21-Jun-19
4/14-16 Fay Street Melton VIC 3337	\$265,000	05-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: 11 December 2019



**1/33-35 Henry Street Melton VIC 3337**

Sold Price

**\$275,000**

Sold Date

**23-Sep-19**

2 1 1

Distance

**1.25km**



**4/28 Palmerston Street Melton VIC 3337**

Sold Price

**\$250,000**

Sold Date

**21-Jun-19**

2 1 1

Distance

**1.42km**



**4/14-16 Fay Street Melton VIC 3337**

Sold Price

**\$265,000**

Sold Date

**05-Sep-19**

2 1 11

Distance

**1.48km**

RS = Recent sale

UN = Undisclosed Sale

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