

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

20 Gretel Grove, Melton VIC 3337

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price

\$429,000

Median sale price

Median price

\$390,000

*House

✓

Suburb
or locality

Melton

Period - From

01/11/2018

to

01/11/2019

Source

Propertyvalue.com.au

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
176 Station Road Melton VIC 3337	\$410,000	13/07/2019
41 Palmerston Street Melton VIC 3337	\$460,000	26/08/2019
6 Esta Street Melton VIC 3337	\$420,000	22/07/2019