

## 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

21 Ayesha Avenue 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

\$390,000

&

\$400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$443,000

Property type

House

Suburb

Melton South

Period-from

01 Nov 2020

to

31 Oct 2021

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

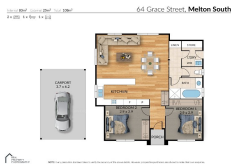
Date of sale

64 Grace Street Melton South VIC 3338	\$367,100	03-Nov-21
3 Weatherly Street Melton VIC 3337	\$405,000	12-Oct-21

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: 24 November 2021



**64 Grace Street Melton South VIC 3338**

 2  1  1

Sold Price

<sup>RS</sup> **\$367,100**

Sold Date **03-Nov-21**

Distance **0.17km**



**3 Weatherly Street Melton VIC 3337**

 2  1  1

Sold Price

<sup>RS</sup> **\$405,000**

Sold Date **12-Oct-21**

Distance **1.56km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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