#### COOPERS

Prepared on 05 Jul 2019

Ross Cooper P 0393978900 M 0409 325 411 E ross@cooperrealestate.com.au

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

# **HOUSE Offered for Sale**

41 Palmerston Street Melton VIC 3337

酉4 №2 ⇔1

## **Indicative Selling Price**

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

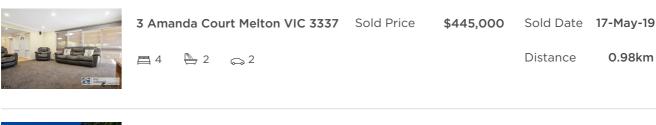
Single Price \$489,000

## **Median Sale Price**

\$401,000 Houses in Melton between 01 Jul 2018 - 30 Jun 2019 Source: CoreLogic

## **Comparable Property Sales**

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.





114 Palmerston Street Melton VIC 3337	Sold Price	\$460,000	Sold Date	12-Feb-19
🛱 4 👆 2 🞧 2			Distance	1.04km



18 Hor 3337	nbuckle	Crescent Melton VIC Sold Price	دs –	Sold Date	22-Jun-19
昌 4	2 🚔	⇔ 2		Distance	1.33km

RS = Recent sale UN = Undisclosed Sale

**DISCLAIMER** Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

© Copyright 2019 RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic), Local, State, and Commonwealth Governments. All rights reserved.