

## 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

26 Hollybrook Street 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

\$460,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$399,000

Property type

House

Suburb

Melton South

Period-from

01 Feb 2019

to

31 Jan 2020

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

17 Horseman Drive Melton South VIC 3338	\$470,000	21-Oct-19
8 Diamond Parade Cobblebank VIC 3338	\$445,000	22-Aug-19
14 Norwood Avenue Weir Views VIC 3338	\$470,000	21-Aug-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 February 2020

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**17 Horseman Drive Melton South  
 VIC 3338**

4 2 2

Sold Price **\$470,000** Sold Date **21-Oct-19**

Distance **0.1km**



**8 Diamond Parade Cobblebank VIC  
 3338**

4 2 2

Sold Price **\$445,000** Sold Date **22-Aug-19**

Distance **0.74km**



**14 Norwood Avenue Weir Views  
 VIC 3338**

4 2 2

Sold Price **\$470,000** Sold Date **21-Aug-19**

Distance **1.58km**

RS = Recent sale      UN = Undisclosed Sale

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