

## 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

19 Frobisher Street 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

\$450,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$390,000

Property type

House

Suburb

Melton

Period-from

01 Jan 2020

to

31 Dec 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

6 Essex Drive Melton VIC 3337	\$440,000	10-Nov-20
13 Burleigh Road Melton VIC 3337	\$420,000	07-Sep-20
70 Centenary Avenue Kurunjang VIC 3337	\$430,000	29-Jul-20

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: 22 January 2021



**6 Essex Drive Melton VIC 3337**

Sold Price **\$440,000** Sold Date **10-Nov-20**

3 2 2

Distance **0.16km**



**13 Burleigh Road Melton VIC 3337**

Sold Price **\$420,000** Sold Date **07-Sep-20**

3 2 2

Distance **0.2km**



**70 Centenary Avenue Kurunjang VIC 3337**

Sold Price **\$430,000** Sold Date **29-Jul-20**

3 1 2

Distance **0.36km**

RS = Recent sale      UN = Undisclosed Sale

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