

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

7 Ayesha Avenue Melton South VIC 3338

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$240,000

&

\$250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$241,000

Property type

Land

Suburb

Melton South

Period-from

01 Dec 2020

to

30 Nov 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

2 Ayesha Avenue Melton South VIC 3338	\$245,000	02-Jun-21
16 Ayesha Avenue Melton South VIC 3338	\$241,000	19-Aug-21
8 Ayesha Avenue Melton South VIC 3338	\$230,000	26-May-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: 22 December 2021



2 Ayesha Avenue Melton South VIC 3338

Sold Price

\$245,000

Sold Date

02-Jun-21
 4  2  1

Distance

0.09km


16 Ayesha Avenue Melton South VIC 3338

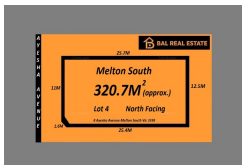
Sold Price

\$241,000

Sold Date

19-Aug-21
 -  -  -

Distance

0.03km


8 Ayesha Avenue Melton South VIC 3338

Sold Price

\$230,000

Sold Date

26-May-21
 4  2  -

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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