

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**9 Gallery Avenue,  
 MELTON WEST 3337**

House



4 beds



2 baths



2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$504,000 - \$554,400**

### Median sale price

Median **House** for **HARKNESS** for period **Oct 2018 - Mar 2019**

Sourced from **Pricefinder**.

**\$475,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**195 Bulmans Road,**  
Harkness 3337

Price **\$600,000** Sold 12  
April 2019

**23 Gallery Ave,**  
Harkness 3337

Price **\$595,000** Sold 23  
January 2019

**12 Arnolds Creek BVD,**  
Melton West 3337

Price **\$630,000** Sold 28  
November 2018

This Statement of Information was prepared on 16th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Ray White Melton

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### Contact agents

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