



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**13 Ayesha Ave,  
MELTON SOUTH 3338**



### Indicative selling price

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

**Range \$190,000 - \$209,000**

### Median sale price

Median **House** for **MELTON SOUTH** for period **Apr 2018 - Oct 2018**

Sourced from **Pricefinder**.

**\$221,000**

### 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.

**37 Ayesha Ave,**  
Melton South 3338

Price **\$218,000** Sold 12  
October 2018

**3 Ayesha Ave,**  
Melton South 3338

Price **\$225,000** Sold 09 July  
2018

**11/40 Coburns Rd.,**  
Melton South 3338

Price **\$225,000** Sold 16 May  
2018

### 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.

**Ayesha Ave**

House

**Biggin & Scott**

#### **Biggin & Scott Melton**

303 High Street,  
Melton VIC 3337

#### Contact agents

 **Mushi Tlhabane**  
Biggin & Scott

0428482928  
mtlhabane@bigginScott.com.au

 **Junior Mubashar**  
Biggin & Scott

0450644606  
jmubashar@bigginScott.com.au