

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

5 ONEILLS ROAD MELTON VIC 3337

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

\$395,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

House

Suburb

Melton

Period-from

01 Aug 2021

to

31 Jul 2022

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

| | | |
|--------------------------------------|-----------|-----------|
| 32 VISTA DRIVE MELTON VIC 3337 | \$420,000 | 16-Feb-22 |
| 2/12 BREE COURT KURUNJANG VIC 3337 | \$415,000 | 11-Apr-22 |
| 1 EATON STREET MELTON SOUTH VIC 3338 | \$420,000 | 16-Mar-22 |

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: 02 August 2022



32 VISTA DRIVE MELTON VIC 3337 Sold Price **\$420,000** Sold Date **16-Feb-22**
 Distance **0.13km**
 3 bedrooms 1 bathroom 2 car spaces



2/12 BREE COURT KURUNJANG VIC 3337 Sold Price **\$415,000** Sold Date **11-Apr-22**
 Distance **1.24km**
 2 bedrooms - bathroom 1 car space



1 EATON STREET MELTON SOUTH VIC 3338 Sold Price **\$420,000** Sold Date **16-Mar-22**
 Distance **1.45km**
 3 bedrooms 2 bathrooms 2 car spaces

RS = Recent sale UN = Undisclosed Sale

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