

## 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

20 ONEILLS ROAD 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

or range  
between

\$569,000

&

\$599,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$490,000

Property type

House

Suburb

Melton

Period-from

01 May 2022

to

30 Apr 2023

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

8 CURLEW CLOSE MELTON VIC 3337	\$580,000	04-Feb-23
257 CENTENARY AVENUE MELTON WEST VIC 3337	\$580,000	06-Apr-23
47 JAMES COOK DRIVE MELTON WEST VIC 3337	\$575,000	30-Mar-23

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: 23 May 2023



**8 CURLEW CLOSE MELTON VIC 3337**

Sold Price **\$580,000** Sold Date **04-Feb-23**

 3  2  2

Distance **0.44km**



**257 CENTENARY AVENUE MELTON WEST VIC 3337**

Sold Price Sold Date **06-Apr-23**

 4  2  2

Distance **1.3km**



**47 JAMES COOK DRIVE MELTON WEST VIC 3337**

Sold Price <sup>RS</sup> **\$575,000** <sup>UN</sup> Sold Date **30-Mar-23**

 4  2  2

Distance **1.3km**

RS = Recent sale      UN = Undisclosed Sale

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