

## 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 KINKORA 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

\$385,000

or range  
between

&

### 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

9A IRVING ROAD MELTON VIC 3337	\$361,000	25-Mar-22
16 THOMAS AVENUE MELTON SOUTH VIC 3338	\$385,000	03-Mar-21
75 BERNARD DRIVE MELTON SOUTH VIC 3338	\$405,000	05-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: 05 August 2022

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**9A IRVING ROAD MELTON VIC 3337**

 2  1  2

Sold Price **\$361,000** Sold Date **25-Mar-22**

Distance **0.23km**



**16 THOMAS AVENUE MELTON SOUTH VIC 3338**

 3  1  2

Sold Price **\$385,000** Sold Date **03-Mar-21**

Distance **0.56km**



**75 BERNARD DRIVE MELTON SOUTH VIC 3338**

 3  1  2

Sold Price **\$405,000** Sold Date **05-May-21**

Distance **0.68km**

RS = Recent sale UN = Undisclosed Sale

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