

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

1/118 Palmerston Street 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

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

House

Suburb

Melton

Period-from

01 Jun 2020

to

31 May 2021

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

1/6 Gladstone Grove Melton VIC 3337	\$350,000	10-Mar-21
1/45 Smoult Drive Kurunjang VIC 3337	\$362,500	31-May-21
3/29 McKenzie Street Melton VIC 3337	\$360,000	02-Mar-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.

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1/6 Gladstone Grove Melton VIC 3337

3 1 1

Sold Price **\$350,000** Sold Date **10-Mar-21**

Distance **0.45km**



1/45 Smoult Drive Kurunjang VIC 3337

3 1 1

Sold Price ^{RS} **\$362,500** Sold Date **31-May-21**

Distance **0.84km**



3/29 McKenzie Street Melton VIC 3337

2 1 1

Sold Price **\$360,000** Sold Date **02-Mar-21**

Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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