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	32A VISTA DRIVE 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	$389,000	&	$409,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$483,750	Property type	House	Suburb	Melton
Period-from	01 Jun 2022	to	31 May 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
7/17-21 TANDARA CIRCUIT MELTON WEST VIC 3337	$410,000	24-Feb-23
2/57 CHURCH STREET MELTON VIC 3337	$400,000	16-May-23
1/706 HIGH STREET MELTON WEST VIC 3337	$382,000	01-Feb-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: 16 June 2023

CONSUMER AFFAIRS VICTORIA

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7/17-21 TANDARA CIRCUIT MELTON WEST VIC 3337

2 1 2

Sold Price **$410,000** Sold Date **24-Feb-23**

Distance **1.9km**



2/57 CHURCH STREET MELTON VIC 3337

2 1 1

Sold Price RS **$400,000** Sold Date **16-May-23**

Distance **0.24km**



1/706 HIGH STREET MELTON WEST VIC 3337

2 1 1

Sold Price **$382,000** Sold Date **01-Feb-23**

Distance **3.06km**

RS = Recent sale UN = Undisclosed Sale

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