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	1/39 SCOTT 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	$439,000	&	$469,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$376,000	Property type	Unit	Suburb	Melton
Period-from	01 Apr 2022	to	31 Mar 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
2/39 SCOTT STREET MELTON VIC 3337	$460,000	22-May-22
1/24 MCBURNIE DRIVE KURUNJANG VIC 3337	$470,000	18-Oct-22
2/1 GROSVENOR COURT HARKNESS VIC 3337	$445,000	23-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: 17 April 2023

CONSUMER AFFAIRS VICTORIA

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2/39 SCOTT STREET MELTON VIC 3337

3 1 1

Sold Price **$460,000** Sold Date **22-May-22**

Distance **0.01km**



1/24 MCBURNIE DRIVE KURUNJANG VIC 3337

3 2 1

Sold Price **$470,000** Sold Date **18-Oct-22**

Distance **0.89km**



2/1 GROSVENOR COURT HARKNESS VIC 3337

3 1 1

Sold Price RS **$445,000** Sold Date **23-Feb-23**

Distance **1.37km**

RS = Recent sale UN = Undisclosed Sale

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