

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

8 HUDSON PLACE 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

\$499,000

&

\$529,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$499,000

Property type

House

Suburb

Melton

Period-from

01 Nov 2021

to

31 Oct 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

6 ROSCREA ROAD MELTON VIC 3337	\$501,000	09-Nov-22
2 CORELLA AVENUE MELTON VIC 3337	\$520,000	08-Nov-22
80 KURUNJANG DRIVE KURUNJANG VIC 3337	\$520,000	24-Oct-22

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: 21 November 2022



6 ROSCREA ROAD MELTON VIC 3337

3 1 4

Sold Price

^{RS} **\$501,000** Sold Date **09-Nov-22**

Distance **0.52km**



2 CORELLA AVENUE MELTON VIC 3337

4 2 2

Sold Price

^{RS} **\$520,000** Sold Date **08-Nov-22**

Distance **0.84km**



**80 KURUNJANG DRIVE
KURUNJANG VIC 3337**

3 1 4

Sold Price

Sold Date **24-Oct-22**

Distance **1.12km**

RS = Recent sale **UN** = Undisclosed Sale

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