

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 MYERS COURT 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

\$569,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

House

Suburb

Melton

Period-from

01 Mar 2021

to

28 Feb 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

| | | |
|---|-----------|-----------|
| 51 VISTA DRIVE MELTON VIC 3337 | \$556,000 | 19-Nov-21 |
| 53 BARRIES ROAD MELTON VIC 3337 | \$580,000 | 13-Nov-21 |
| 48 DARLINGSFORD BOULEVARD MELTON VIC 3337 | \$620,000 | 20-Sep-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: 18 March 2022