

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

2/24 HENRY 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

\$349,000

&

\$379,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$349,000

Property type

Unit

Suburb

Melton

Period-from

01 Jun 2021

to

31 May 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

3/179 GISBORNE-MELTON ROAD KURUNJANG VIC 3337	\$360,000	19-May-22
45/62 ANDREW STREET MELTON SOUTH VIC 3338	\$360,000	16-Jun-22
6/20-24 PALMERSTON STREET MELTON VIC 3337	\$380,000	03-May-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: 30 June 2022

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3/179 GISBORNE-MELTON ROAD
KURUNJANG VIC 3337

 2  1  1

Sold Price **\$360,000** Sold Date **19-May-22**

Distance **2.19km**



45/62 ANDREW STREET MELTON
SOUTH VIC 3338

 3  1  1

Sold Price ^{RS} **\$360,000** Sold Date **16-Jun-22**

Distance **1.01km**



6/20-24 PALMERSTON STREET
MELTON VIC 3337

 3  1  1

Sold Price ^{RS} **\$380,000** Sold Date **03-May-22**

Distance **0.31km**

RS = Recent sale UN = Undisclosed Sale

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