

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 LEICESTER CRESCENT 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

\$479,000

&

\$519,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$483,750

Property type

House

Suburb

Melton

Period-from

01 Jul 2022

to

30 Jun 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

1 RALEIGHS ROAD MELTON VIC 3337	\$502,000	13-Jun-23
14 ROSINA DRIVE MELTON VIC 3337	\$530,000	16-Apr-23
31 LORIMER STREET MELTON VIC 3337	\$495,000	08-Jun-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: 10 July 2023

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1 RALEIGHS ROAD MELTON VIC 3337

Sold Price

^{RS} **\$502,000** Sold Date **13-Jun-23**

3 2 2

Distance **0.29km**



14 ROSINA DRIVE MELTON VIC 3337

Sold Price

\$530,000 Sold Date **16-Apr-23**

3 1 2

Distance **1.95km**



31 LORIMER STREET MELTON VIC 3337

Sold Price

^{RS} **\$495,000** Sold Date **08-Jun-23**

3 1 2

Distance **1.95km**

RS = Recent sale

UN = Undisclosed Sale

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