

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

7/18-20 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

\$360,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$320,000

Property type

Unit

Suburb

Melton

Period-from

01 Mar 2020

to

28 Feb 2021

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

13/20-24 Palmerston Street Melton VIC 3337	\$349,000	28-Jan-21
1/241 Coburns Road Melton West VIC 3337	\$410,000	15-Feb-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.

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**13/20-24 Palmerston Street Melton
VIC 3337**

3 1 1

Sold Price

^{RS} **\$349,000**

Sold Date

28-Jan-21

Distance

0.3km



**1/241 Coburns Road Melton West
VIC 3337**

3 1 1

Sold Price

^{RS} **\$410,000**

Sold Date

15-Feb-21

Distance

1.71km

RS = Recent sale

UN = Undisclosed Sale

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