

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

4 MARINA DRIVE 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

\$510,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,500

Property type

House

Suburb

Melton

Period-from

01 Jul 2021

to

30 Jun 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

9 HUDSON PLACE MELTON VIC 3337	\$528,000	29-Jun-22
39 DOMINIC PARADE MELTON VIC 3337	\$519,000	12-Apr-22
26 VISTA DRIVE MELTON VIC 3337	\$505,000	07-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: 08 July 2022


9 HUDSON PLACE MELTON VIC 3337

Sold Price

RS

\$528,000

Sold Date

29-Jun-22


Distance

0.32km

39 DOMINIC PARADE MELTON VIC 3337

Sold Price

RS

\$519,000

Sold Date

12-Apr-22


Distance

0.41km

26 VISTA DRIVE MELTON VIC 3337

Sold Price

\$505,000

Sold Date

07-May-22


Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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