

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

3 VIM 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

House

Suburb

Melton

Period-from

01 Nov 2022

to

31 Oct 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 CHESHIRE AVENUE MELTON SOUTH VIC 3338	\$496,000	10-May-23
1 KARO COURT MELTON VIC 3337	\$510,000	06-Dec-22
4 MASON COURT MELTON VIC 3337	\$552,000	17-Oct-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 November 2023

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1 CHESHIRE AVENUE MELTON SOUTH VIC 3338

 3  2  2

Sold Price **\$496,000** Sold Date **10-May-23**

Distance **0.74km**



1 KARO COURT MELTON VIC 3337

 3  2  2

Sold Price **\$510,000** Sold Date **06-Dec-22**

Distance **0.93km**



4 MASON COURT MELTON VIC 3337

 3  2  2

Sold Price ^{RS} **\$552,000** Sold Date **17-Oct-23**

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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