

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

3/21-29 Lakewood Boulevard 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

\$385,000

or range
between

&

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

7/18-20 Henry Street Melton VIC 3337	\$370,000	25-Mar-21
3/29 McKenzie Street Melton VIC 3337	\$360,000	02-Mar-21
22/3 Austin Place Melton South VIC 3338	\$373,000	14-Jan-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.~~

This Statement of Information was prepared on: 31 March 2021



7/18-20 Henry Street Melton VIC 3337

 3  1  1

Sold Price

^{RS} **\$370,000**

Sold Date

25-Mar-21

Distance

0.72km



3/29 McKenzie Street Melton VIC 3337

 2  1  1

Sold Price

\$360,000

Sold Date

02-Mar-21

Distance

0.85km



22/3 Austin Place Melton South VIC 3338

 3  2  1

Sold Price

^{RS} **\$373,000**

Sold Date

14-Jan-21

Distance

1.8km

RS = Recent sale

UN = Undisclosed Sale

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