

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

113 CENTENARY AVENUE 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

\$339,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Land

Suburb

Melton

Period-from

01 Dec 2022

to

30 Nov 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

94 SUMAC STREET BROOKFIELD VIC 3338	\$332,000	05-Oct-23
30 COOK ROAD MELTON SOUTH VIC 3338	\$330,000	12-Jul-23
18 JACOBENA ROAD MELTON SOUTH VIC 3338	\$330,000	15-Jul-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: 13 December 2023

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**94 SUMAC STREET BROOKFIELD
VIC 3338**

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Sold Price **\$332,000** Sold Date **05-Oct-23**

Distance **4.04km**



**30 COOK ROAD MELTON SOUTH
VIC 3338**

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Sold Price **\$330,000** Sold Date **12-Jul-23**

Distance **4.67km**



**18 JACOBENA ROAD MELTON
SOUTH VIC 3338**

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Sold Price Sold Date **15-Jul-23**

Distance **4.8km**

RS = Recent sale UN = Undisclosed Sale

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