

## 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](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$520,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$483,750

Property type

House

Suburb

Melton

Period-from

01 Jul 2022

to

30 Jun 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

|                                  |           |           |
|----------------------------------|-----------|-----------|
| 30 CHURCH STREET MELTON VIC 3337 | \$680,000 | 02-Apr-22 |
| 32 CHURCH STREET MELTON VIC 3337 | \$560,000 | 14-Jun-23 |
| 9 HEWSON STREET MELTON VIC 3337  | \$630,000 | 09-Apr-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: 14 July 2023


**30 CHURCH STREET MELTON VIC 3337**

Sold Price **\$680,000**

Sold Date **02-Apr-22**
 3  1  2

Distance **0.09km**

**32 CHURCH STREET MELTON VIC 3337**

Sold Price <sup>RS</sup> **\$560,00**

Sold Date **14-Jun-23**
 4  2  2

Distance **0.07km**

**9 HEWSON STREET MELTON VIC 3337**

Sold Price **\$630,000**

Sold Date **09-Apr-22**
 4  3  4

Distance **0.24km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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