

## 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

10 JOAN STREET 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

\$1,200,000

&

\$1,300,000

### 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

|                                     |             |           |
|-------------------------------------|-------------|-----------|
| 7 COBRA STREET MELTON VIC 3337      | \$1,100,000 | 02-Aug-22 |
| 19 HIGHFIELD WAY KURUNJANG VIC 3337 | \$1,320,000 | 13-Apr-22 |
| 9 HIGHFIELD WAY KURUNJANG VIC 3337  | \$1,250,000 | 15-Mar-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: 03 July 2023



## 7 COBRA STREET MELTON VIC 3337

- 
 - 
 -

Sold Price

**\$1,100,000**

Sold Date

**02-Aug-22**

Distance

**1.74km**



## 19 HIGHFIELD WAY KURUNJANG VIC 3337

4 
 2 
 2

Sold Price

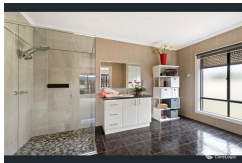
**\$1,320,000**

Sold Date

**13-Apr-22**

Distance

**2.68km**



## 9 HIGHFIELD WAY KURUNJANG VIC 3337

5 
 3 
 2

Sold Price

**\$1,250,000**

Sold Date

**15-Mar-22**

Distance

**2.68km**

RS = Recent sale

UN = Undisclosed Sale

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