

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

6/28 PALMERSTON 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

\$335,000

&

\$365,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$375,000

Property type

Unit

Suburb

Melton

Period-from

01 Mar 2022

to

28 Feb 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

3/11 RESERVE ROAD WEST MELTON VIC 3337	\$360,000	03-Jan-23
1/137-139 CENTENARY AVENUE MELTON VIC 3337	\$335,000	08-Feb-23
2/51-53 STATION ROAD MELTON SOUTH VIC 3338	\$355,000	24-Feb-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: 14 March 2023



**3/11 RESERVE ROAD WEST
MELTON VIC 3337**

2 1 1

Sold Price **\$360,000** Sold Date **03-Jan-23**

Distance **0.15km**



**1/137-139 CENTENARY AVENUE
MELTON VIC 3337**

2 1 1

Sold Price ^{RS} **\$335,000** Sold Date **08-Feb-23**

Distance **1.43km**



**2/51-53 STATION ROAD MELTON
SOUTH VIC 3338**

2 1 1

Sold Price ^{RS} **\$355,000** Sold Date **24-Feb-23**

Distance **1.65km**

RS = Recent sale **UN** = Undisclosed Sale

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