

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

4/213 STATION ROAD 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

\$399,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$371,000

Property type

Unit

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

5/55-61 BARRIES ROAD MELTON VIC 3337	\$415,000	16-Oct-23
4/17-19 MCKENZIE STREET MELTON VIC 3337	\$420,000	05-Aug-23
32/35 TULLIDGE STREET MELTON VIC 3337	\$372,000	24-Oct-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



**5/55-61 BARRIES ROAD MELTON
VIC 3337**

Sold Price

^{RS} **\$415,000** ^{UN}

Sold Date **16-Oct-23**

 3  1  1

Distance **0.17km**



**4/17-19 MCKENZIE STREET
MELTON VIC 3337**

Sold Price

\$420,000

Sold Date **05-Aug-23**

 3  1  1

Distance **0.77km**



**32/35 TULLIDGE STREET MELTON
VIC 3337**

Sold Price

\$372,000

Sold Date **24-Oct-23**

 3  1  1

Distance **0.86km**

RS = Recent sale

UN = Undisclosed Sale

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