

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

1 PENGUIN 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

\$399,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Melton

Period-from

01 Feb 2022

to

31 Jan 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

4 PENGUIN STREET MELTON VIC 3337	\$391,000	28-Oct-22
21 PENGUIN STREET MELTON VIC 3337	\$399,000	09-Jan-23
38 PENGUIN STREET MELTON VIC 3337	\$400,000	02-Dec-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 February 2023



4 PENGUIN STREET MELTON VIC 3337

Sold Price

\$391,000

Sold Date

28-Oct-22

 3

 1

 1

Distance

0.07km



21 PENGUIN STREET MELTON VIC 3337

Sold Price

^{RS} **\$399,000**

Sold Date

09-Jan-23

 3

 1

 1

Distance

0.17km



38 PENGUIN STREET MELTON VIC 3337

Sold Price

\$400,000

Sold Date

02-Dec-22

 4

 1

 2

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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