

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

2 Arnold Court 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

House

Suburb

Melton

Period-from

01 Jun 2020

to

31 May 2021

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

9 Drake Court Melton VIC 3337	\$520,000	03-May-21
13 Homestead Close Melton West VIC 3337	\$545,000	12-Jan-21

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: 28 June 2021


9 Drake Court Melton VIC 3337

Sold Price

\$520,000

Sold Date

03-May-21
 3  2  1

Distance

1.44km

13 Homestead Close Melton West VIC 3337

Sold Price

\$545,000

Sold Date

12-Jan-21
 3  2  2

Distance

2.27km

Notes from your agent

Sold for \$545,000 on 25 Jan 2021

RS = Recent sale

UN = Undisclosed Sale

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