

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

4/8 Reserve Road West 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

\$359,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$330,000

Property type

Unit

Suburb

Melton

Period-from

01 Oct 2020

to

30 Sep 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

5/20-24 Palmerston Street Melton VIC 3337	\$355,000	10-Aug-21
4/4-6 Musk Court Melton VIC 3337	\$345,000	26-May-21
1B Marina Drive Melton VIC 3337	\$345,000	21-Sep-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: 07 October 2021


5/20-24 Palmerston Street Melton VIC 3337

Sold Price

RS

\$355,000

Sold Date

10-Aug-21
 2

 1

 2

Distance

0.2km

4/4-6 Musk Court Melton VIC 3337

Sold Price

\$345,000

Sold Date

26-May-21
 2

 1

 1

Distance

0.38km

1B Marina Drive Melton VIC 3337

Sold Price

RS

\$345,000

Sold Date

21-Sep-21
 2

 1

 1

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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