

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

2/118 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

\$399,000

&

\$439,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$365,000

Property type

Unit

Suburb

Melton

Period-from

01 Mar 2023

to

29 Feb 2024

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

4/46 CENTENARY AVENUE KURUNJANG VIC 3337	\$390,000	25-Jan-24
41 DOMINIC PARADE MELTON VIC 3337	\$445,000	03-Feb-23
2/57 PALMERSTON STREET MELTON VIC 3337	\$420,000	20-Oct-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: 04 March 2024

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**4/46 CENTENARY AVENUE
KURUNJANG VIC 3337**

2 1 -

Sold Price ^{RS} **\$390,000** Sold Date **25-Jan-24**

Distance **0.5km**



**41 DOMINIC PARADE MELTON VIC
3337**

2 1 2

Sold Price **\$445,000** Sold Date **03-Feb-23**

Distance **0.51km**



**2/57 PALMERSTON STREET
MELTON VIC 3337**

2 1 1

Sold Price **\$420,000** Sold Date **20-Oct-22**

Distance **0.54km**



**2/57 CHURCH STREET MELTON
VIC 3337**

2 1 1

Sold Price **\$400,000** Sold Date **11-Apr-23**

Distance **0.71km**

RS = Recent sale UN = Undisclosed Sale

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