

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

5/20-24 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$372,000

Property type

Unit

Suburb

Melton

Period-from

01 Oct 2023

to

30 Sep 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

7/20-24 PALMERSTON STREET MELTON VIC 3337	\$415,000	23-Feb-24
11/20-24 PALMERSTON STREET MELTON VIC 3337	\$399,000	27-Jan-24
1B MARINA DRIVE MELTON VIC 3337	\$425,000	05-Mar-24

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: 22 October 2024



**7/20-24 PALMERSTON STREET
 MELTON VIC 3337**

3 1 2

Sold Price **\$415,000** Sold Date **23-Feb-24**

Distance **0.02km**



**11/20-24 PALMERSTON STREET
 MELTON VIC 3337**

3 1 1

Sold Price **\$399,000** Sold Date **27-Jan-24**

Distance **0.06km**



**1B MARINA DRIVE MELTON VIC
 3337**

2 1 1

Sold Price **\$425,000** Sold Date **05-Mar-24**

Distance **0.89km**

RS = Recent sale UN = Undisclosed Sale

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