

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

3/21 MCKENZIE 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

\$349,000

&

\$379,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$375,000

Property type

Unit

Suburb

Melton

Period-from

01 Mar 2022

to

28 Feb 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

3/11 RESERVE ROAD WEST MELTON VIC 3337	\$360,000	03-Jan-23
2/44 UNITT STREET MELTON VIC 3337	\$360,000	16-Dec-22
6/69-71 BARRIES ROAD MELTON VIC 3337	\$370,000	21-Sep-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: 10 March 2023


**3/11 RESERVE ROAD WEST
MELTON VIC 3337**

2 1 1

 Sold Price **\$360,000** Sold Date **03-Jan-23**

 Distance **0.16km**

**2/44 UNITT STREET MELTON VIC
3337**

2 1 1

 Sold Price Sold Date **16-Dec-22**

 Distance **0.43km**

**6/69-71 BARRIES ROAD MELTON
VIC 3337**

2 1 2

 Sold Price **\$370,000** Sold Date **21-Sep-22**

 Distance **0.93km**

RS = Recent sale UN = Undisclosed Sale

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