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

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or rang betwee	1 54/5 000	&	\$490,000			
Median sale price (*Delete house or unit as applicable)								
Median Price	\$470,000	Property type	House	Suburb	Melton			
[

31 Dec 2023

Source

Comparable property sales (*Delete A or B below as applicable)

01 Jan 2023

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.

to

Address of comparable property	Price	Date of sale	
10 HEWSON STREET MELTON VIC 3337	\$455,000	31-Aug-23	
21 MARINA DRIVE MELTON VIC 3337	\$480,000	10-Oct-23	
6 RIGEL STREET MELTON VIC 3337	\$480,500	24-Oct-23	

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: 19 January 2024



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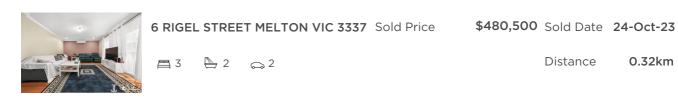
E jimmy@reliancere.com.au



10 HEWSON STREET MELTON VIC 3337			Sold Price	\$455,000	Sold Date	31-Aug-23
3	1	Ģ-			Distance	0.05km
 21 M A D			Sold Drico	\$480.000	Sold Data	10-0ct-27



21 MARINA DRIVE MELTON VIC 3337			VE MELTON VIC	Sold Price	\$480,000	Sold Date	10-Oct-23
and the second s	昌 3	1	ç ⇒ 4			Distance	0.25km



RS = Recent sale UN = Undisclosed Sale

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