

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 CASHIN COURT 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

\$469,000

&

\$499,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

House

Suburb

Melton

Period-from

01 Jul 2023

to

30 Jun 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

26 QUAIL CRESCENT MELTON VIC 3337	\$470,000	18-Jun-24
4 LYDEAMORE PLACE KURUNJANG VIC 3337	\$480,000	22-Apr-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.

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26 QUAIL CRESCENT MELTON VIC 3337

Sold Price

^{RS} **\$470,000** Sold Date **18-Jun-24**

3 1 1

Distance **1.43km**



4 LYDEAMORE PLACE KURUNJANG VIC 3337

Sold Price

\$480,000 Sold Date **22-Apr-24**

3 1 1

Distance **1.87km**

RS = Recent sale UN = Undisclosed Sale

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