

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

3/21-29 LAKEWOOD BOULEVARD 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

\$430,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$371,000

Property type

Unit

Suburb

Melton

Period-from

01 Jun 2023

to

31 May 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

4/3 AUSTIN PLACE MELTON SOUTH VIC 3338	\$415,000	24-Apr-24
1/13 JAQUE COURT KURUNJANG VIC 3337	\$495,000	09-Dec-23
23A STANLEY CRESCENT BROOKFIELD VIC 3338	\$485,000	18-Jun-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: 24 June 2024



**4/3 AUSTIN PLACE MELTON
SOUTH VIC 3338**

 3  2  1

Sold Price ^{RS} **\$415,000** Sold Date **24-Apr-24**

Distance **1.89km**

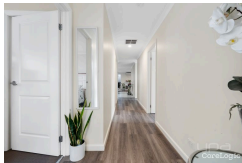


**1/13 JAQUE COURT KURUNJANG
VIC 3337**

 3  2  1

Sold Price **\$495,000** Sold Date **09-Dec-23**

Distance **2.32km**



**23A STANLEY CRESCENT
BROOKFIELD VIC 3338**

 3  2  1

Sold Price ^{RS} **\$485,000** Sold Date **18-Jun-24**

Distance **2.63km**

RS = Recent sale **UN** = Undisclosed Sale

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