

## 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

11 ALBERT DRIVE MELTON SOUTH VIC 3338

### Indicative selling price

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

Single Price

or range  
between

\$450,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$354,000

Property type

Unit

Suburb

Melton South

Period-from

01 May 2022

to

30 Apr 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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 28 STRINGYBARK AVENUE BROOKFIELD VIC 3338   | \$490,000 | 14-Nov-22 |
| 2/18 RANFURLIE CIRCUIT MELTON WEST VIC 3337 | \$470,000 | 20-Apr-23 |
| 1/24 MCBURNIE DRIVE KURUNJANG VIC 3337      | \$470,000 | 18-Oct-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: 22 May 2023



**28 STRINGYBARK AVENUE  
BROOKFIELD VIC 3338**

 3  2  1

Sold Price **\$490,000** Sold Date **14-Nov-22**

Distance **2.05km**



**2/18 RANFURLIE CIRCUIT MELTON  
WEST VIC 3337**

 3  1  1

Sold Price <sup>RS</sup> **\$470,000** Sold Date **20-Apr-23**

Distance **3.82km**



**1/24 MCBURNIE DRIVE  
KURUNJANG VIC 3337**

 3  2  1

Sold Price **\$470,000** Sold Date **18-Oct-22**

Distance **4.58km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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