

# 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

173 Gisbourne-melton Road, Melton Vic 3337

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$380,000 & \$410,000

### Median sale price

Median price \$470,000 Property Type House Suburb Melton

Period - From 01/01/2023 to 31/12/2023 Source REIV

### 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 six 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
1	1 Ella Ct KURUNJANG 3337	\$445,000	15/01/2024
2	17 Narebar Ct KURUNJANG 3337	\$430,000	12/01/2024
3	6 Donald Ct KURUNJANG 3337	\$390,000	26/02/2024

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 six months.~~

This Statement of Information was prepared on:

05/03/2024 00:03



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$380,000 - \$410,000  
**Median House Price**  
Year ending December 2023: \$470,000

## Comparable Properties



**1 Ella Ct KURUNJANG 3337 (REI)**

Agent Comments



**Price:** \$445,000  
**Method:** Private Sale  
**Date:** 15/01/2024  
**Property Type:** House  
**Land Size:** 345 sqm approx



**17 Narebar Ct KURUNJANG 3337 (VG)**

Agent Comments



**Price:** \$430,000  
**Method:** Sale  
**Date:** 12/01/2024  
**Property Type:** House (Res)  
**Land Size:** 651 sqm approx



**6 Donald Ct KURUNJANG 3337 (REI)**

Agent Comments



**Price:** \$390,000  
**Method:** Sold Before Auction  
**Date:** 26/02/2024  
**Property Type:** House  
**Land Size:** 684 sqm approx