

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

1/17-19 MCKENZIE STREET 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

\$368,000

&

\$388,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$377,500

Property type

Unit

Suburb

Melton

Period-from

01 Nov 2023

to

31 Oct 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

3/55-61 BARRIES ROAD MELTON VIC 3337	\$380,000	17-Oct-24
26/62 ANDREW STREET MELTON SOUTH VIC 3338	\$360,000	18-Sep-24
2/3 SOVEREIGN BOULEVARD MELTON WEST VIC 3337	\$444,000	14-Aug-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: 07 November 2024



**3/55-61 BARRIES ROAD MELTON
 VIC 3337**

 3  1  1

Sold Price

^{RS} **\$380,000**

Sold Date

17-Oct-24

Distance

0.84km



**26/62 ANDREW STREET MELTON
 SOUTH VIC 3338**

 3  1  1

Sold Price

^{RS} **\$360,000**

Sold Date

18-Sep-24

Distance

1.04km



**2/3 SOVEREIGN BOULEVARD
 MELTON WEST VIC 3337**

 3  2  2

Sold Price

^{RS} **\$444,000**

Sold Date

14-Aug-24

Distance

3.47km

RS = Recent sale

UN = Undisclosed Sale

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