

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

8 Gladstone Grove 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

\$370,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$447,000

Property type

House

Suburb

Melton

Period-from

01 Feb 2021

to

31 Jan 2022

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 Brixton Place Melton VIC 3337	\$415,000	18-Dec-21
62 Marina Drive Melton VIC 3337	\$392,000	19-Oct-21
3 Hawkins Place Melton VIC 3337	\$380,000	18-Nov-21

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: 17 February 2022


4 Brixton Place Melton VIC 3337

Sold Price

^{RS} **\$415,000** Sold Date **18-Dec-21**
 3  1  2

 Distance **0.41km**

62 Marina Drive Melton VIC 3337

Sold Price

\$392,000 Sold Date **19-Oct-21**
 3  1  2

 Distance **0.48km**

3 Hawkins Place Melton VIC 3337

Sold Price

\$380,000 Sold Date **18-Nov-21**
 3  1  -

 Distance **0.63km**
RS = Recent sale

UN = Undisclosed Sale

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