

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

28 Enrica Drive Melton South VIC 3338

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

\$300,000

&

\$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$230,000

Property type

Land

Suburb

Melton South

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

22 Mewat Circuit Thornhill Park VIC 3335	\$285,000	01-Dec-21
2 Octavia Place Strathtulloh VIC 3338	\$280,000	18-Oct-21
61 Samuel Road Weir Views VIC 3338	\$301,000	18-Oct-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: 28 February 2022



22 Mewat Circuit Thornhill Park VIC 3335

Sold Price

\$285,000

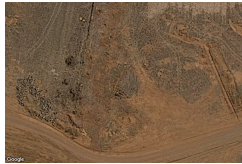
Sold Date

01-Dec-21

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Distance

4.89km



2 Octavia Place Strathtulloh VIC 3338

Sold Price

\$280,000

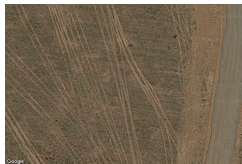
Sold Date

18-Oct-21

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Distance

3.68km



61 Samuel Road Weir Views VIC 3338

Sold Price

\$301,000

Sold Date

18-Oct-21

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Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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