

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

3 BARRIES ROAD 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$467,500

Property type

House

Suburb

Melton

Period-from

01 Feb 2024

to

31 Jan 2025

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 WATTLE BARK PLACE MELTON VIC 3337	\$535,000	26-Sep-24
33 CALLANAN DRIVE MELTON SOUTH VIC 3338	\$500,000	10-Dec-24
154 STATION ROAD MELTON VIC 3337	\$525,500	31-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: 18 February 2025



4 WATTLE BARK PLACE MELTON VIC 3337

 4  1  1

Sold Price **\$535,000** Sold Date **26-Sep-24**

Distance **0.54km**



33 CALLANAN DRIVE MELTON SOUTH VIC 3338

 4  1  1

Sold Price **\$500,000** Sold Date **10-Dec-24**

Distance **1.28km**



154 STATION ROAD MELTON VIC 3337

 3  1  2

Sold Price **\$525,500** Sold Date **31-Aug-24**

Distance **0.48km**

RS = Recent sale UN = Undisclosed Sale

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