

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

2/3 SOVEREIGN BOULEVARD MELTON WEST 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

\$460,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$401,250

Property type

Unit

Suburb

Melton West

Period-from

01 Jul 2023

to

30 Jun 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

1/32 LADY PENRHYN DRIVE HARKNESS VIC 3337	\$470,000	01-Feb-24
3/3 ALEX COURT KURUNJANG VIC 3337	\$445,000	26-Jun-24
44 MAVI AVENUE MELTON VIC 3337	\$480,000	03-Sep-23

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.

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Jade Carberry
P 03 9746 6222
M 0424 929 727
E jadecarberry@fnmelton.com.au



**1/32 LADY PENRHYN DRIVE
HARKNESS VIC 3337**

3 2 2

Sold Price **\$470,000** Sold Date **01-Feb-24**

Distance **0.94km**



**3/3 ALEX COURT KURUNJANG VIC
3337**

3 2 2

Sold Price ^{RS} **\$445,000** Sold Date **26-Jun-24**

Distance **2.55km**



**44 MAVI AVENUE MELTON VIC
3337**

3 2 2

Sold Price **\$480,000** Sold Date **03-Sep-23**

Distance **4.11km**

RS = Recent sale UN = Undisclosed Sale

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