

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

4/215 STATION 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

\$379,000

&

\$419,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$372,000

Property type

Unit

Suburb

Melton

Period-from

01 Oct 2023

to

30 Sep 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

5/43 ACACIA CRESCENT MELTON SOUTH VIC 3338	\$410,000	22-Jul-24
1/13 JAQUE COURT KURUNJANG VIC 3337	\$495,000	09-Dec-23
43/35 TULLIDGE STREET MELTON VIC 3337	\$421,000	27-Oct-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.~~

This Statement of Information was prepared on: 21 October 2024

**5/43 ACACIA CRESCENT MELTON
SOUTH VIC 3338**3  2  1 

Sold Price

\$410,000

Sold Date

22-Jul-24

Distance

1.4km**1/13 JAQUE COURT KURUNJANG
VIC 3337**3  2  1 

Sold Price

\$495,000

Sold Date

09-Dec-23

Distance

1.75km**43/35 TULLIDGE STREET MELTON
VIC 3337**3  2  2 

Sold Price

\$421,000

Sold Date

27-Oct-23

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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