

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

7/18-20 HENRY STREET 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

\$409,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$377,500

Property type

Unit

Suburb

Melton

Period-from

01 Nov 2023

to

31 Oct 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

2/18-20 HENRY STREET MELTON VIC 3337	\$415,000	05-Jun-24
1/2 ARAWATA PARADE MELTON VIC 3337	\$422,000	27-Jul-24
1/70 COBURNS ROAD MELTON SOUTH VIC 3338	\$415,000	16-Sep-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: 26 November 2024



**2/18-20 HENRY STREET MELTON
VIC 3337**

 3  1  1

Sold Price

\$415,000

Sold Date

05-Jun-24

Distance

0.02km



**1/2 ARAWATA PARADE MELTON
VIC 3337**

 3  1  1

Sold Price

\$422,000

Sold Date

27-Jul-24

Distance

1.08km



**1/70 COBURNS ROAD MELTON
SOUTH VIC 3338**

 3  1  1

Sold Price

\$415,000

Sold Date

16-Sep-24

Distance

2.01km

RS = Recent sale

UN = Undisclosed Sale

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