

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

22 Marina Drive, Melton Vic 3337

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price

\$400,000

Median sale price

Median price

\$474,500

Property Type

House

Suburb

Melton

Period - From

01/04/2024

to

30/06/2024

Source

REIV

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 six 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	24 Marina Dr MELTON 3337	\$413,000	01/06/2024
2	29 Essex Dr MELTON 3337	\$422,000	29/05/2024
3	3 Essex Dr MELTON 3337	\$412,000	23/05/2024

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 six months.~~

This Statement of Information was prepared on:

23 September 2024

22 Marina Drive, Melton Vic 3337

Tony Gerace
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Property Type: House (Previously Occupied - Detached)
Land Size: 580 sqm approx
Agent Comments

Indicative Selling Price
\$410,000

Median House Price
June quarter 2024: \$474,500

Comparable Properties



24 Marina Dr MELTON 3337 (REI/VG)

Agent Comments



Price: \$413,000
Method: Auction Sale
Date: 01/06/2024
Property Type: House (Res)
Land Size: 582 sqm approx



29 Essex Dr MELTON 3337 (REI/VG)

Agent Comments



Price: \$422,000
Method: Private Sale
Date: 29/05/2024
Property Type: House
Land Size: 588 sqm approx



3 Essex Dr MELTON 3337 (REI/VG)

Agent Comments



Price: \$412,000
Method: Private Sale
Date: 23/05/2024
Property Type: House
Land Size: 586 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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