

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

4/17-19 MCKENZIE 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

\$410,000

&

\$432,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$377,750

Property type

Unit

Suburb

Melton

Period-from

01 Jun 2022

to

31 May 2023

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

2/1 GROSVENOR COURT HARKNESS VIC 3337	\$445,000	23-Jan-23
1/4 THE GROVE MELTON WEST VIC 3337	\$425,000	13-May-23
2/32 HENRY STREET MELTON VIC 3337	\$388,000	27-Mar-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 June 2023



2/1 GROSVENOR COURT HARKNESS VIC 3337

3 1 1

Sold Price **\$445,000** Sold Date **23-Jan-23**

Distance **2.6km**



1/4 THE GROVE MELTON WEST VIC 3337

3 1 1

Sold Price ^{RS} **\$425,000** Sold Date **13-May-23**

Distance **3.87km**



2/32 HENRY STREET MELTON VIC 3337

3 1 1

Sold Price **\$388,000** Sold Date **27-Mar-23**

Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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