

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

5/30-34 PALMERSTON 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

\$359,000

&

\$379,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$371,000

Property type

Unit

Suburb

Melton

Period-from

01 Jun 2023

to

31 May 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

3/55 CHILDS STREET MELTON SOUTH VIC 3338

\$370,000

25-Jan-24

3/99 VISTA DRIVE MELTON VIC 3337

\$363,000

16-May-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: 18 June 2024



**3/55 CHILDS STREET MELTON
SOUTH VIC 3338**

 2  1  1

Sold Price **\$370,000** Sold Date **25-Jan-24**

Distance **1.51km**



**3/99 VISTA DRIVE MELTON VIC
3337**

 2  1  1

Sold Price ^{RS} **\$363,000** Sold Date **16-May-24**

Distance **1.12km**

RS = Recent sale **UN** = Undisclosed Sale

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