

# 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

16 Essex Drive, Melton, Vic 3337


### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$469,000 & \$509,000

### Median sale price

Median price \$480,250 Property type House Suburb Melton

Period - From 01/11/2023 to 31/01/2024 Source  PropTrack

### 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
42 Frobisher Street, Melton, VIC 3337	\$490,000	23/10/2023
21 Marina Drive, Melton, VIC 3337	\$480,000	10/10/2023
109 Centenary Avenue, Melton, VIC 3337	\$488,888	07/10/2023

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: 21/02/2024