

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 Barries Road 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

\$440,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$387,500

Property type

House

Suburb

Melton

Period-from

01 Jan 2020

to

31 Dec 2020

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 Palmerston Street Melton VIC 3337	\$467,000	05-Nov-20
6 Essex Drive Melton VIC 3337	\$440,000	10-Nov-20
29 Carina Drive Melton VIC 3337	\$450,000	27-Dec-20

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: 04 January 2021



3 Palmerston Street Melton VIC 3337

4 2 2

Sold Price

\$467,000

Sold Date **05-Nov-20**

Distance

0.09km



6 Essex Drive Melton VIC 3337

3 2 2

Sold Price

^{RS} **\$440,000**

Sold Date **10-Nov-20**

Distance

1.24km



29 Carina Drive Melton VIC 3337

3 2 2

Sold Price

^{RS} **\$450,000**

Sold Date **27-Dec-20**

Distance

1.3km

RS = Recent sale

UN = Undisclosed Sale

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