

## 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

2/11 RESERVE ROAD WEST MELTON VIC 3337

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$329,000

&

\$359,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$373,500

Property type

Unit

Suburb

Melton

Period-from

01 Jul 2022

to

30 Jun 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

1/11 RESERVE ROAD WEST MELTON VIC 3337	\$347,000	09-Mar-23
6/28 PALMERSTON STREET MELTON VIC 3337	\$345,000	26-Apr-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: 20 July 2023



**1/11 RESERVE ROAD WEST  
MELTON VIC 3337**

 2  1  1

Sold Price **\$347,000** Sold Date **09-Mar-23**

Distance **0.02km**



**6/28 PALMERSTON STREET  
MELTON VIC 3337**

 2  1  1

Sold Price **\$345,000** Sold Date **26-Apr-23**

Distance **0.14km**

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

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