

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 51 Lakewood Boulevard, Melton, VIC 3337

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$499,000 & \$548,000

Median sale price

Median price \$470,000 Property Type House Suburb Melton (3337)
Period - From 01/10/2022 to 30/09/2023 Source Corelogic

Comparable property sales

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
22 BROUGHTON AVENUE, COBBLEBANK VIC 3338	\$540,000	25/09/2023
77 GRETTEL GROVE, MELTON VIC 3337	\$580,000	07/09/2023
63 LAKEWOOD BOULEVARD MELTON VIC 3337	\$500,000	13/06/2023

This Statement of Information was prepared on: 16/10/2023