

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

17 Essex Drive 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

\$600,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$385,000

Property type

House

Suburb

Melton

Period-from

01 Dec 2018

to

30 Nov 2019

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

31 Palmerston Street Melton VIC 3337	\$520,000	02-Dec-19
6 Viviannes Way Melton VIC 3337	\$485,000	11-Nov-19
56 Chelmsford Way Melton West VIC 3337	\$512,000	14-Aug-19

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.~~

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31 Palmerston Street Melton VIC 3337

4 2 2

Sold Price

\$520,000

Sold Date

02-Dec-19

Distance

0.89km



6 Vivianes Way Melton VIC 3337

4 2 2

Sold Price

^{RS} **\$485,000**

Sold Date

11-Nov-19

Distance

1.41km



56 Chelmsford Way Melton West VIC 3337

4 3 2

Sold Price

\$512,000

Sold Date

14-Aug-19

Distance

1.87km

RS = Recent sale

UN = Undisclosed Sale

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