

## 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

41 RIDDLE DRIVE 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

\$480,000

&

\$499,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$470,000

Property type

House

Suburb

Melton

Period-from

01 Feb 2023

to

31 Jan 2024

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

21 MOSS STREET MELTON SOUTH VIC 3338	\$530,000	07-Feb-24
38 MANSON DRIVE MELTON SOUTH VIC 3338	\$520,000	22-Jan-24
4 CHELMSFORD WAY MELTON WEST VIC 3337	\$480,000	12-Jan-24

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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### 21 MOSS STREET MELTON SOUTH VIC 3338

3 1 2

Sold Price

<sup>RS</sup> \$530,000

Sold Date 07-Feb-24

Distance 4.33km



### 38 MANSON DRIVE MELTON SOUTH VIC 3338

3 1 2

Sold Price

<sup>RS</sup> \$520,000

Sold Date 22-Jan-24

Distance 3.11km



### 4 CHELMSFORD WAY MELTON WEST VIC 3337

3 1 1

Sold Price

<sup>RS</sup> \$480,000 <sup>UN</sup>

Sold Date 12-Jan-24

Distance 2.14km



### 17 ROSCREA ROAD MELTON VIC 3337

3 2 -

Sold Price

<sup>RS</sup> \$529,000

Sold Date 27-Dec-23

Distance 1.06km

RS = Recent sale

UN = Undisclosed Sale

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