

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

1 TERN COURT 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

\$479,000

&

\$499,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

House

Suburb

Melton

Period-from

01 Sep 2023

to

31 Aug 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

16 CASSIA ROAD MELTON VIC 3337	\$485,000	16-Sep-24
111 CENTENARY AVENUE MELTON VIC 3337	\$490,000	16-Jul-24
13 INEZ COURT MELTON VIC 3337	\$485,000	23-Apr-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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16 CASSIA ROAD MELTON VIC
3337

3 1 1

Sold Price

^{RS} \$485,000 Sold Date 16-Sep-24

Distance 0.52km



111 CENTENARY AVENUE MELTON
VIC 3337

3 1 -

Sold Price

\$490,000 Sold Date 16-Jul-24

Distance 0.97km



13 INEZ COURT MELTON VIC 3337

3 1 3

Sold Price

\$485,000 Sold Date 23-Apr-24

Distance 1.28km

RS = Recent sale UN = Undisclosed Sale

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