

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 ALKEMADE 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

or range
between

\$379,000

&

\$409,000

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

2 KYORA COURT MELTON VIC 3337	\$400,000	26-Mar-24
4 TERN COURT MELTON VIC 3337	\$393,000	13-Mar-24
32 PENGUIN STREET MELTON VIC 3337	\$400,000	12-Jul-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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2 KYORA COURT MELTON VIC 3337

 3  1  1

Sold Price **\$400,000** Sold Date **26-Mar-24**

Distance **0.19km**



4 TERN COURT MELTON VIC 3337

 1  2  2

Sold Price **\$393,000** Sold Date **13-Mar-24**

Distance **1.24km**



32 PENGUIN STREET MELTON VIC 3337

 3  2  3

Sold Price **\$400,000** Sold Date **12-Jul-24**

Distance **1.33km**

RS = Recent sale UN = Undisclosed Sale

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