

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

86 Palmerston Street, Melton Vic 3337

Indicative selling price

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

Range between \$445,000 & \$485,000

Median sale price

Median price \$498,000 Property Type House Suburb Melton

Period - From 01/04/2022 to 31/03/2023 Source REIV

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 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
1	29 Frobisher St MELTON 3337	\$465,000	05/01/2023
2	83 Palmerston St MELTON 3337	\$460,000	10/02/2023
3	24 Essex Dr MELTON 3337	\$440,000	23/01/2023

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 six months.~~

This Statement of Information was prepared on:

19/04/2023 20:35

86 Palmerston Street, Melton Vic 3337

Tony Gerace
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 3  1  2

Property Type: House
Land Size: 586 sqm approx
Agent Comments

Indicative Selling Price
\$445,000 - \$485,000
Median House Price
Year ending March 2023: \$498,000

Comparable Properties



29 Frobisher St MELTON 3337 (REI/VG)

Agent Comments

 3  1  2

Price: \$465,000
Method: Private Sale
Date: 05/01/2023
Property Type: House
Land Size: 586 sqm approx



83 Palmerston St MELTON 3337 (REI/VG)

Agent Comments

 3  1  1

Price: \$460,000
Method: Private Sale
Date: 10/02/2023
Property Type: House (Res)
Land Size: 584 sqm approx

24 Essex Dr MELTON 3337 (VG)

Agent Comments

 3  -  -

Price: \$440,000
Method: Sale
Date: 23/01/2023
Property Type: House (Res)
Land Size: 600 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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