

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 Corr Grove 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

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$427,000

Property type

House

Suburb

Melton

Period-from

01 Nov 2020

to

31 Oct 2021

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

3 Mawson Street Melton VIC 3337	\$480,000	26-Oct-21
11 Emil Court Melton VIC 3337	\$545,000	31-May-21
18 Joan Street Melton VIC 3337	\$595,000	22-Oct-21

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.~~

This Statement of Information was prepared on: 03 November 2021



RELIANCE

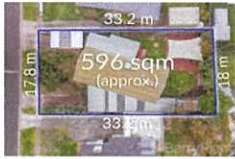
real estate

jimmy gill

P 0397467355

M 0421212582

E jimmy@reliancere.com.au



3 Mawson Street Melton VIC 3337

Sold Price

RS

\$480,000

Sold Date

26-Oct-21

3 1 2

Distance

0.12km



11 Emil Court Melton VIC 3337

Sold Price

\$545,000

Sold Date

31-May-21

3 1 2

Distance

0.4km



18 Joan Street Melton VIC 3337

Sold Price

RS

\$595,000

Sold Date

22-Oct-21

3 2 2

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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