

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

1/44A PALMERSTON STREET 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

\$340,000

&

\$365,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$371,000

Property type

Unit

Suburb

Melton

Period-from

01 May 2023

to

30 Apr 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

2/11 RESERVE ROAD WEST MELTON VIC 3337	\$340,000	21-Aug-23
1/45-47 MCKENZIE STREET MELTON VIC 3337	\$349,000	27-Jun-23
3/69-71 BARRIES ROAD MELTON VIC 3337	\$355,000	19-Jun-23

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: 15 May 2024