

# 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

22 Marina Drive, Melton Vic 3337

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price

\$400,000

### Median sale price

Median price

\$474,500

Property Type

House

Suburb

Melton

Period - From

01/04/2024

to

30/06/2024

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 | 24 Marina Dr MELTON 3337       | \$413,000 | 01/06/2024   |
| 2 | 29 Essex Dr MELTON 3337        | \$422,000 | 29/05/2024   |
| 3 | 3 Essex Dr MELTON 3337         | \$412,000 | 23/05/2024   |

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:

23 September 2024

22 Marina Drive, Melton Vic 3337

Tony Gerace  
03 9687 1344  
0411 121701  
tonygerace@burnham.com.au



3 bedrooms - 1 bathroom - 2 car spaces

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 580 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$410,000  
**Median House Price**  
June quarter 2024: \$474,500

## Comparable Properties



24 Marina Dr MELTON 3337 (REI/VG)

**Agent Comments**

3 bedrooms - 1 bathroom - 2 car spaces

**Price:** \$413,000  
**Method:** Auction Sale  
**Date:** 01/06/2024  
**Property Type:** House (Res)  
**Land Size:** 582 sqm approx



29 Essex Dr MELTON 3337 (REI/VG)

**Agent Comments**

3 bedrooms - 1 bathroom - 1 car space

**Price:** \$422,000  
**Method:** Private Sale  
**Date:** 29/05/2024  
**Property Type:** House  
**Land Size:** 588 sqm approx



3 Essex Dr MELTON 3337 (REI/VG)

**Agent Comments**

3 bedrooms - 1 bathroom - 2 car spaces

**Price:** \$412,000  
**Method:** Private Sale  
**Date:** 23/05/2024  
**Property Type:** House  
**Land Size:** 586 sqm approx

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



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