

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

9 IRVING ROAD 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

\$365,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$370,500

Property type

Unit

Suburb

Melton

Period-from

01 Jul 2023

to

30 Jun 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

2/21 REYNOLDS PLACE MELTON SOUTH VIC 3338	\$377,500	06-Apr-24
3/99 VISTA DRIVE MELTON VIC 3337	\$363,000	02-May-24
47/35 TULLIDGE STREET MELTON VIC 3337	\$380,000	23-Feb-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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Braeden Henry
P 93635074
M 0428782733
E braeden@equityestateagents.com.au



2/21 REYNOLDS PLACE MELTON SOUTH VIC 3338

Sold Price **\$377,500** Sold Date **06-Apr-24**

3 1 1

Distance **0.53km**



3/99 VISTA DRIVE MELTON VIC 3337

Sold Price **\$363,000** Sold Date **02-May-24**

3 1 1

Distance **0.67km**



47/35 TULLIDGE STREET MELTON VIC 3337

Sold Price **\$380,000** Sold Date **23-Feb-24**

3 1 1

Distance **1.59km**

RS = Recent sale **UN** = Undisclosed Sale

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