

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

4/4-6 Musk Court 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

\$330,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$324,285

Property type

Unit

Suburb

Melton

Period-from

01 May 2020

to

30 Apr 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

1/10 Crestmont Drive Melton South VIC 3338	\$346,000	06-Apr-21
1/58 Andrew Street Melton South VIC 3338	\$345,000	06-Apr-21
1/33-35 Henry Street Melton VIC 3337	\$330,000	20-Apr-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: 20 May 2021

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**1/10 Crestmont Drive Melton South
VIC 3338**

2 1 2

Sold Price

^{RS} **\$346,000**

Sold Date

06-Apr-21

Distance

2.2km



**1/58 Andrew Street Melton South
VIC 3338**

2 1 1

Sold Price

^{RS} **\$345,000**

Sold Date

06-Apr-21

Distance

0.85km



**1/33-35 Henry Street Melton VIC
3337**

2 1 2

Sold Price

^{RS} **\$330,000**

Sold Date

20-Apr-21

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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