

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

1/51 McKenzie 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

\$355,000

&

\$365,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$416,500

Property type

Other

Suburb

Melton

Period-from

01 Sep 2020

to

31 Aug 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

4/4-6 Musk Court Melton VIC 3337	\$345,000	26-May-21
3/10 Station Road Melton South VIC 3338	\$350,000	10-Sep-21
1/10 Crestmont Drive Melton South VIC 3338	\$346,000	24-Mar-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: 14 September 2021



4/4-6 Musk Court Melton VIC 3337 Sold Price **\$345,000** Sold Date **26-May-21**

2 1 1

Distance **0.18km**



3/10 Station Road Melton South VIC 3338 Sold Price ^{RS} **\$350,000** Sold Date **10-Sep-21**

2 1 1

Distance **1.94km**



1/10 Crestmont Drive Melton South VIC 3338 Sold Price **\$346,000** Sold Date **24-Mar-21**

2 1 2

Distance **2.35km**

RS = Recent sale

UN = Undisclosed Sale

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