

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

2 Kyora 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

\$340,000

&

\$369,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$385,000

Property type

House

Suburb

Melton

Period-from

01 Feb 2019

to

31 Jan 2020

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 Kinkora Road Melton VIC 3337	\$335,000	16-Oct-19
20 Christopher Crescent Melton VIC 3337	\$360,000	27-Nov-18
63 Rosina Drive Melton VIC 3337	\$375,000	13-May-19

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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1 Kinkora Road Melton VIC 3337

Sold Price

\$335,000

Sold Date

16-Oct-19

3 1 4

Distance

0.09km



20 Christopher Crescent Melton VIC 3337

Sold Price

\$360,000

Sold Date

27-Nov-18

3 1 6

Distance

0.35km



63 Rosina Drive Melton VIC 3337

Sold Price

\$375,000

Sold Date

13-May-19

3 1 2

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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