

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

1/88 BARRIES 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

\$379,000

&

\$409,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$371,000

Property type

Unit

Suburb

Melton

Period-from

01 Apr 2023

to

31 Mar 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

3 CARINA DRIVE MELTON VIC 3337	\$400,000	15-Jan-24
4/10 STATION ROAD MELTON SOUTH VIC 3338	\$390,000	24-Nov-23
5/66 UNITT STREET MELTON VIC 3337	\$371,000	11-Dec-23

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: 08 April 2024



3 CARINA DRIVE MELTON VIC 3337 Sold Price **\$400,000** Sold Date **15-Jan-24**

 2  1  2

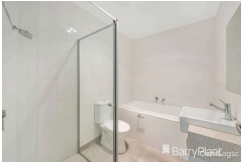
Distance **0.71km**



4/10 STATION ROAD MELTON SOUTH VIC 3338 Sold Price ^{RS} **\$390,000** Sold Date **24-Nov-23**

 2  1  1

Distance **1.6km**



5/66 UNITT STREET MELTON VIC 3337 Sold Price **\$371,000** Sold Date **11-Dec-23**

 2  1  1

Distance **0.87km**

RS = Recent sale UN = Undisclosed Sale

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