

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 PERRY CLOSE 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

\$479,000

&

\$499,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

House

Suburb

Melton

Period-from

01 Feb 2023

to

31 Jan 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

8 CARINA DRIVE MELTON VIC 3337	\$480,000	11-Dec-23
4 CHELMSFORD WAY MELTON WEST VIC 3337	\$480,000	12-Jan-24
4 MYERS COURT MELTON VIC 3337	\$485,000	21-Nov-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: 16 February 2024



8 CARINA DRIVE MELTON VIC 3337

3 2 2

Sold Price **\$480,000** Sold Date **11-Dec-23**

Distance **0.14km**



4 CHELMSFORD WAY MELTON WEST VIC 3337

3 1 1

Sold Price ^{RS} **\$480,000** ^{UN} Sold Date **12-Jan-24**

Distance **0.34km**



4 MYERS COURT MELTON VIC 3337

3 1 2

Sold Price **\$485,000** Sold Date **21-Nov-23**

Distance **1.89km**



21 MARINA DRIVE MELTON VIC 3337

3 1 4

Sold Price **\$480,000** Sold Date **10-Oct-23**

Distance **1.13km**



8 SMOULT DRIVE KURUNJANG VIC 3337

3 1 4

Sold Price **\$500,000** Sold Date **07-Sep-23**

Distance **1.25km**

RS = Recent sale

UN = Undisclosed Sale

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