

## 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

11/21-29 LAKEWOOD BOULEVARD MELTON VIC 3337

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$319,000

&

\$359,000

### 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

|  |           |           |
|--|-----------|-----------|
| 13/44-50 PHILLIP STREET MELTON SOUTH VIC 3338    | \$350,000 | 27-Dec-23 |
| 1/14 BERNARD DRIVE MELTON SOUTH VIC 3338         | \$327,500 | 21-Mar-24 |
| 1/27-33 KURRAJONG CRESCENT MELTON SOUTH VIC 3338 | \$345,000 | 06-Mar-24 |

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 April 2024



**13/44-50 PHILLIP STREET MELTON SOUTH VIC 3338** Sold Price **\$350,000** Sold Date **27-Dec-23**

 2  1  1

Distance **0.96km**



**1/14 BERNARD DRIVE MELTON SOUTH VIC 3338** Sold Price **\$327,500** Sold Date **21-Mar-24**

 2  1  1

Distance **1.35km**



**1/27-33 KURRAJONG CRESCENT MELTON SOUTH VIC 3338** Sold Price **\$345,000** Sold Date **06-Mar-24**

 2  1  1

Distance **1.94km**

RS = Recent sale

UN = Undisclosed Sale

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