

## 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

18 JOAN STREET 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

\$639,000

&

\$699,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$470,000

Property type

House

Suburb

Melton

Period-from

01 Sep 2022

to

31 Aug 2023

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

21 CARINA DRIVE MELTON VIC 3337	\$655,000	03-May-23
10 BLACK DOG DRIVE BROOKFIELD VIC 3338	\$670,000	16-Mar-23
16 HILTON WAY MELTON WEST VIC 3337	\$645,000	30-May-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: 06 September 2023



**21 CARINA DRIVE MELTON VIC 3337**

 4  2  -

Sold Price **\$655,000** Sold Date **03-May-23**

Distance **0.52km**



**10 BLACK DOG DRIVE BROOKFIELD VIC 3338**

 4  2  2

Sold Price **\$670,000** Sold Date **16-Mar-23**

Distance **1.37km**



**16 HILTON WAY MELTON WEST VIC 3337**

 3  2  2

Sold Price **\$645,000** Sold Date **30-May-23**

Distance **1.42km**

RS = Recent sale

UN = Undisclosed Sale

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