

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 CURLEW 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

\$539,000

&

\$579,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,300

Property type

House

Suburb

Melton

Period-from

01 May 2023

to

30 Apr 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

2 HAVELOCK PLACE MELTON WEST VIC 3337	\$555,000	06-Feb-24
14 CATALINA PLACE MELTON WEST VIC 3337	\$530,000	12-Apr-24
15 PIMBIT COURT KURUNJANG VIC 3337	\$530,000	23-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.~~

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**2 HAVELOCK PLACE MELTON
 WEST VIC 3337**

 3  1  -

Sold Price **\$555,000** Sold Date **06-Feb-24**

Distance **1.33km**



**14 CATALINA PLACE MELTON
 WEST VIC 3337**

 3  1  2

Sold Price ^{RS} **\$530,000** Sold Date **12-Apr-24**

Distance **1.42km**



**15 PIMBIT COURT KURUNJANG VIC
 3337**

 3  1  4

Sold Price **\$530,000** Sold Date **23-Mar-24**

Distance **1.64km**

RS = Recent sale UN = Undisclosed Sale

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