

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 21 MAVI AVENUE 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 Jul 2023 to 30 Jun 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.

Table with 3 columns: Address of comparable property, Price, Date of sale. Contains 3 empty rows.

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: 01 July 2024