

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

3/99 VISTA DRIVE 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

\$360,000

&

\$375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$370,000

Property type

Unit

Suburb

Melton

Period-from

01 Mar 2023

to

29 Feb 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

2/21 JOAN STREET MELTON VIC 3337	\$340,000	08-Sep-23
5/66 UNITT STREET MELTON VIC 3337	\$371,000	11-Dec-23
2/29 CHURCH STREET MELTON VIC 3337	\$370,000	04-Dec-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: 14 March 2024

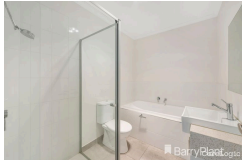


2/21 JOAN STREET MELTON VIC 3337

Sold Price **\$340,000** Sold Date **08-Sep-23**

2 1 1

Distance **0.3km**



5/66 UNITT STREET MELTON VIC 3337

Sold Price **\$371,000** Sold Date **11-Dec-23**

2 1 1

Distance **0.56km**



2/29 CHURCH STREET MELTON VIC 3337

Sold Price **\$370,000** Sold Date **04-Dec-23**

2 1 1

Distance **1.01km**

RS = Recent sale UN = Undisclosed Sale

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