

## 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 ESSEX DRIVE 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

\$440,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$470,000

Property type

House

Suburb

Melton

Period-from

01 Jan 2023

to

31 Dec 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

3 MYERS COURT MELTON VIC 3337	\$444,000	20-Sep-23
83 CENTENARY AVENUE MELTON VIC 3337	\$477,000	19-Sep-23
10 HEWSON STREET MELTON VIC 3337	\$455,000	31-Aug-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: 17 January 2024



**3 MYERS COURT MELTON VIC 3337** Sold Price **\$444,000** Sold Date **20-Sep-23**

 3  1  2

Distance **0.32km**



**83 CENTENARY AVENUE MELTON VIC 3337** Sold Price **\$477,000** Sold Date **19-Sep-23**

 3  2  2

Distance **0.46km**



**10 HEWSON STREET MELTON VIC 3337** Sold Price **\$455,000** Sold Date **31-Aug-23**

 3  1  -

Distance **0.6km**

RS = Recent sale      UN = Undisclosed Sale

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