

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

34 RIDDLE 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

House

Suburb

Melton

Period-from

01 Oct 2022

to

30 Sep 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

60 RIDDLE DRIVE MELTON VIC 3337	\$445,500	20-Sep-23
15 CENTENARY AVENUE MELTON VIC 3337	\$460,000	01-May-23
11 DRAKE COURT MELTON VIC 3337	\$430,000	10-Jul-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.~~

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60 RIDDLE DRIVE MELTON VIC 3337

 3  1  2

Sold Price ^{RS} **\$445,500** Sold Date **20-Sep-23**

Distance **0.24km**



15 CENTENARY AVENUE MELTON VIC 3337

 4  1  3

Sold Price **\$460,000** Sold Date **01-May-23**

Distance **0.29km**



11 DRAKE COURT MELTON VIC 3337

 3  1  2

Sold Price **\$430,000** Sold Date **10-Jul-23**

Distance **0.61km**



86 PALMERSTON STREET MELTON VIC 3337

 3  1  2

Sold Price **\$420,000** Sold Date **09-Jun-23**

Distance **0.76km**

RS = Recent sale UN = Undisclosed Sale

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