

## 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

38 VISTA 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

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$470,000

Property type

House

Suburb

Melton

Period-from

01 Nov 2022

to

31 Oct 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

6 KINLOCH ROAD MELTON VIC 3337	\$425,500	23-Sep-23
4 ASTOR PLACE MELTON WEST VIC 3337	\$440,000	06-Oct-23
20 FRASER STREET MELTON SOUTH VIC 3338	\$410,000	05-Oct-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: 20 November 2023

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**6 KINLOCH ROAD MELTON VIC 3337**

3 2 2

Sold Price

<sup>RS</sup> **\$425,500**

Sold Date **23-Sep-23**

Distance **0.94km**



**4 ASTOR PLACE MELTON WEST VIC 3337**

3 2 -

Sold Price

<sup>RS</sup> **\$440,000**

Sold Date **06-Oct-23**

Distance **0.97km**



**20 FRASER STREET MELTON SOUTH VIC 3338**

3 1 2

Sold Price

<sup>RS</sup> **\$410,000** <sup>UN</sup>

Sold Date **05-Oct-23**

Distance **1.91km**

RS = Recent sale

UN = Undisclosed Sale

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