

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

7 IRVING ROAD 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

&

\$519,000

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

3 PERRY CLOSE MELTON VIC 3337	\$473,000	08-Jun-23
57 BERNARD DRIVE MELTON SOUTH VIC 3338	\$510,000	06-Jun-23
4 MERDON PLACE KURUNJANG VIC 3337	\$500,000	02-Sep-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 October 2023



3 PERRY CLOSE MELTON VIC 3337 Sold Price **\$473,000** Sold Date **08-Jun-23**
 Distance **0.79km**
 3 1 4



57 BERNARD DRIVE MELTON SOUTH VIC 3338 Sold Price **\$510,000** Sold Date **06-Jun-23**
 Distance **0.97km**
 3 1 4



4 MERDON PLACE KURUNJANG VIC 3337 Sold Price **\$500,000** Sold Date **02-Sep-23**
 Distance **2.74km**
 3 1 4



8 SMOULT DRIVE KURUNJANG VIC 3337 Sold Price ^{RS} ^{UN} Sold Date **20-Sep-23**
 Distance **1.93km**
 3 1 4

RS = Recent sale UN = Undisclosed Sale

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