

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

9 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

\$380,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$371,000

Property type

Unit

Suburb

Melton

Period-from

01 May 2023

to

30 Apr 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

1/8 BRENNAN STREET MELTON SOUTH VIC 3338	\$380,000	29-Jan-24
4/10 STATION ROAD MELTON SOUTH VIC 3338	\$390,000	24-Nov-23
3/55 CHILDS STREET MELTON SOUTH VIC 3338	\$370,000	25-Jan-24

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: 06 May 2024



**1/8 BRENNAN STREET MELTON
SOUTH VIC 3338**

 2  1  1

Sold Price **\$380,000** Sold Date **29-Jan-24**

Distance **1.89km**



**4/10 STATION ROAD MELTON
SOUTH VIC 3338**

 2  1  1

Sold Price ^{RS} **\$390,000** Sold Date **24-Nov-23**

Distance **1.64km**



**3/55 CHILDS STREET MELTON
SOUTH VIC 3338**

 2  1  1

Sold Price **\$370,000** Sold Date **25-Jan-24**

Distance **0.99km**

RS = Recent sale UN = Undisclosed Sale

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