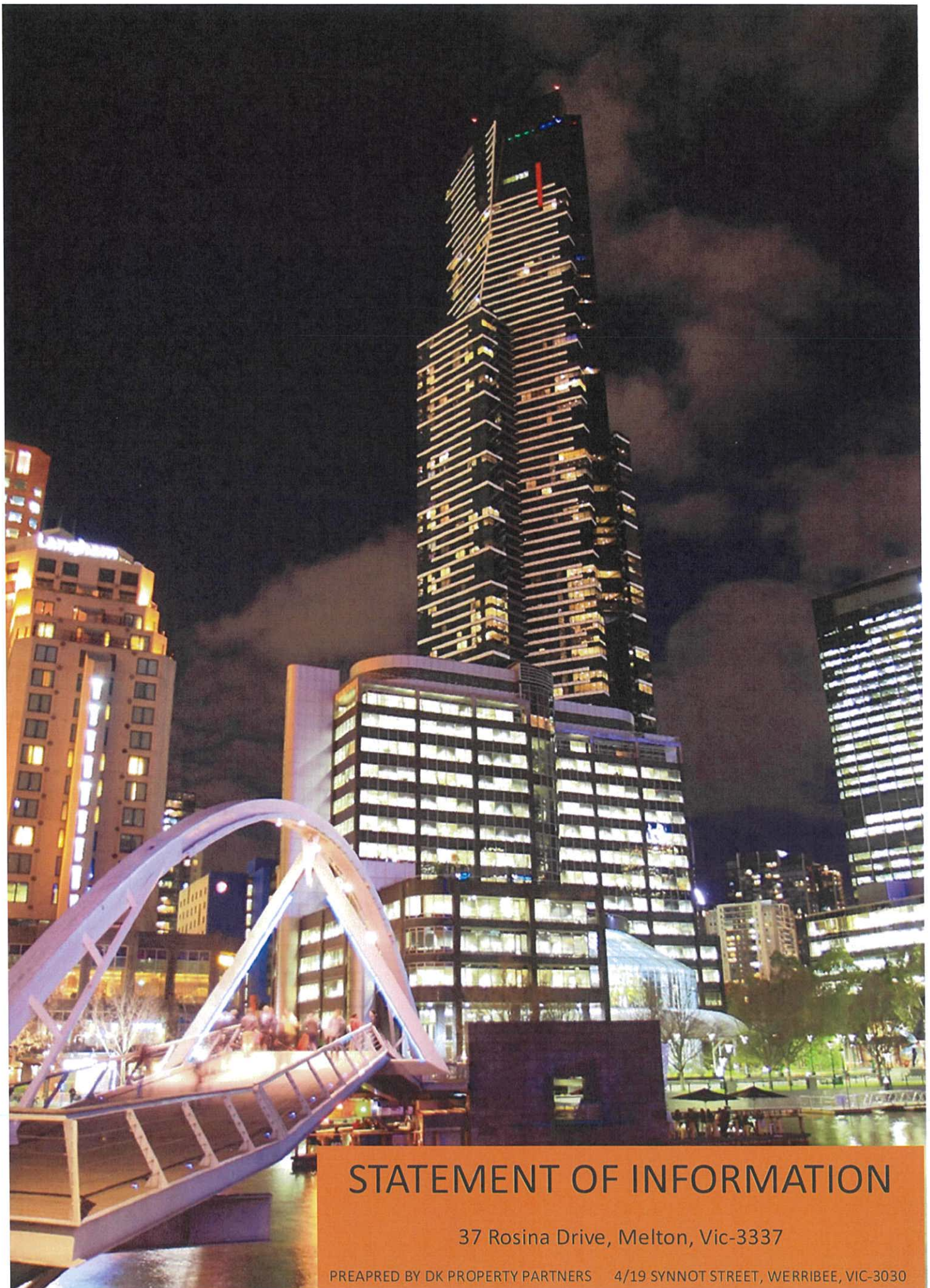




STATEMENT OF INFORMATION

37 Rosina Drive, Melton, Vic-3337

PREAPRED BY DK PROPERTY PARTNERS 4/19 SYNNOT STREET, WERRIBEE, VIC-3030

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

37 Rosina 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

\$450,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$406,000

Property type

House

Suburb

Melton

Period-from

01 Aug 2020

to

31 Jul 2021

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

17 Rosina Drive Melton VIC 3337	\$475,000	16-Jul-21
3 Brookfield Avenue Brookfield VIC 3338	\$485,000	11-May-21
25 Ridgeway Melton West VIC 3337	\$520,000	12-Mar-21

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: 02 August 2021

Dang Vo
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E dangi@dkpropertypartners.com



17 Rosina Drive Melton VIC 3337

Sold Price

^{RS}

\$475,000

Sold Date

16-Jul-21

 3  1  3

Distance

0.14km



3 Brookfield Avenue Brookfield VIC 3338

Sold Price

\$485,000

Sold Date

11-May-21

 3  2  2

Distance

2.12km



25 Ridgeway Melton West VIC 3337

Sold Price

\$520,000

Sold Date

12-Mar-21

 3  2  2

Distance

2.51km



64 Manooka Road Brookfield VIC 3338

Sold Price

\$530,000

Sold Date

26-May-21

 3  2  2

Distance

2.88km



19 Chanticleer Avenue Harkness VIC 3337

Sold Price

^{RS}

\$500,000

Sold Date

29-Jun-21

 3  2  2

Distance

3.29km



8 Merrijig Court Kurunjang VIC 3337

Sold Price

^{RS}

\$505,000

Sold Date

30-Jun-21

 3  2  2

Distance

3.3km

RS = Recent sale

UN = Undisclosed Sale

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