

## 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

4 Kingsway 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

\$420,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$390,000

Property type

Other

Suburb

Melton

Period-from

01 Sep 2018

to

31 Aug 2019

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 Rigel Street Melton VIC 3337	\$423,000	23-Aug-19
44 Vista Drive Melton VIC 3337	\$430,000	08-Jan-19
210 Centenary Avenue Kurunjang VIC 3337	\$451,000	09-Mar-19

**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: 30 September 2019



**6 Rigel Street Melton VIC 3337**

Sold Price

<sup>RS</sup>

**\$423,000**

Sold Date

**23-Aug-19**

3 2 1

Distance

**0.22km**



**44 Vista Drive Melton VIC 3337**

Sold Price

**\$430,000**

Sold Date

**08-Jan-19**

3 2 2

Distance

**0.64km**



**210 Centenary Avenue Kurunjang  
VIC 3337**

Sold Price

**\$451,000**

Sold Date

**09-Mar-19**

3 2 2

Distance

**0.79km**

RS = Recent sale

UN = Undisclosed Sale

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