

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

2/21 RESERVE 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

\$924,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Commercial

Suburb

Melton

Period-from

01 Jan 2024

to

31 Dec 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

5/25 MELTON VALLEY DRIVE MELTON VIC 3337	\$561,000	01-Aug-24
91 COLLINS ROAD MELTON VIC 3337	\$825,000	01-May-24
3/18 COLLINS ROAD MELTON VIC 3337	\$1,045,000	17-May-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: 30 January 2025



**5/25 MELTON VALLEY DRIVE
MELTON VIC 3337**

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Sold Price **\$561,000** Sold Date **01-Aug-24**

Distance **0.31km**



**91 COLLINS ROAD MELTON VIC
3337**

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Sold Price **\$825,000** Sold Date **01-May-24**

Distance **0.45km**

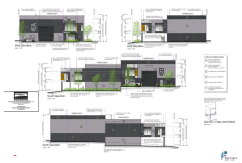


**3/18 COLLINS ROAD MELTON VIC
3337**

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Sold Price **\$1,045,000** Sold Date **17-May-24**

Distance **0.52km**



**45 COLLINS ROAD MELTON VIC
3337**

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Sold Price **\$929,500** Sold Date **23-Feb-24**

Distance **0.52km**



**106 COLLINS ROAD MELTON VIC
3337**

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Sold Price ^{RS} **\$1,950,000** ^{UN} Sold Date **22-Nov-24**

Distance **0.91km**

RS = Recent sale **UN** = Undisclosed Sale

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