

## 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

15 DRAKE COURT 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

\$469,000

&

\$509,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$475,000

Property type

House

Suburb

Melton

Period-from

01 Aug 2023

to

31 Jul 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

30 PENNYROYAL CRESCENT KURUNJANG VIC 3337	\$493,000	28-Feb-24
4 NIMMO CRESCENT KURUNJANG VIC 3337	\$481,000	24-Jun-24
41 RIDDLE DRIVE MELTON VIC 3337	\$485,000	24-Jul-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: 26 August 2024



**30 PENNYROYAL CRESCENT  
KURUNJANG VIC 3337**

 3  1  2

Sold Price **\$493,000** Sold Date **28-Feb-24**

Distance **0.43km**



**4 NIMMO CRESCENT KURUNJANG  
VIC 3337**

 3  1  2

Sold Price <sup>RS</sup> **\$481,000** Sold Date **24-Jun-24**

Distance **0.48km**



**41 RIDDLE DRIVE MELTON VIC  
3337**

 3  1  2

Sold Price <sup>RS</sup> **\$485,000** Sold Date **24-Jul-24**

Distance **0.63km**

RS = Recent sale      UN = Undisclosed Sale

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