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 PENGUIN STREET 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	$379,000	&	$399,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$495,500	Property type	House	Suburb	Melton
Period-from	01 Oct 2021	to	30 Sep 2022	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
2 TERN COURT MELTON VIC 3337	$380,000	02-Jul-22
37 ARGYLL CIRCUIT MELTON WEST VIC 3337	$380,000	09-May-22
5 KINKORA ROAD MELTON VIC 3337	$385,000	04-Aug-22

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: 19 October 2022

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2 TERN COURT MELTON VIC 3337

3 1 2

Sold Price **$380,000** Sold Date **02-Jul-22**

Distance **0.14km**



37 ARGYLL CIRCUIT MELTON WEST VIC 3337

3 1 2

Sold Price Sold Date **09-May-22**

Distance **1.37km**



5 KINKORA ROAD MELTON VIC 3337

3 1 2

Sold Price **$385,000** Sold Date **04-Aug-22**

Distance **1.55km**

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

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