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	10 KYORA COURT 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	$499,000	&	$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$470,000	Property type	House	Suburb	Melton
Period-from	01 Mar 2024	to	28 Feb 2025	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
27 FRANCIS STREET MELTON SOUTH VIC 3338	$535,000	05-Feb-25
16 CHELMSFORD WAY MELTON WEST VIC 3337	$517,000	13-Nov-24
11 BISHOP PLACE MELTON WEST VIC 3337	$521,000	30-Nov-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.~~

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Raghav Khetarpal
M 0493776851
E rkhetarpal@localexpertz.com.au



27 FRANCIS STREET MELTON SOUTH VIC 3338
3 1 2
Sold Price **$535,000** Sold Date **05-Feb-25**
Distance **0.66km**



16 CHELMSFORD WAY MELTON WEST VIC 3337
3 1 4
Sold Price **$517,000** Sold Date **13-Nov-24**
Distance **1.2km**



11 BISHOP PLACE MELTON WEST VIC 3337
3 1 1
Sold Price **$521,000** Sold Date **30-Nov-24**
Distance **1.3km**



19 KINKORA ROAD MELTON VIC 3337
3 1 2
Sold Price **$525,000** Sold Date **31-Oct-24**
Distance **0.17km**



5 PRINCESS PLACE MELTON WEST VIC 3337
3 1 -
Sold Price **$519,000** Sold Date **14-Jan-25**
Distance **1.5km**



90 PALMERSTON STREET MELTON VIC 3337
3 1 1
Sold Price **$528,000** Sold Date **14-Jan-25**
Distance **1.51km**

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

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