

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 RICHARD ROAD MELTON SOUTH VIC 3338

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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

House

Suburb

Melton South

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

6 DAVID STREET MELTON SOUTH VIC 3338	\$440,000	12-Jul-22
9 REYNOLDS PLACE MELTON SOUTH VIC 3338	\$450,000	09-Sep-22
36 CALLANAN DRIVE MELTON SOUTH VIC 3338	\$440,000	19-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: 27 October 2022



**6 DAVID STREET MELTON SOUTH
VIC 3338**

3 2 3

Sold Price

\$440,000

Sold Date

12-Jul-22

Distance

0.31km



**9 REYNOLDS PLACE MELTON
SOUTH VIC 3338**

3 1 4

Sold Price

\$450,000

Sold Date

09-Sep-22

Distance

0.47km



**36 CALLANAN DRIVE MELTON
SOUTH VIC 3338**

3 1 2

Sold Price

\$440,000

Sold Date

19-Aug-22

Distance

0.59km

RS = Recent sale

UN = Undisclosed Sale

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