

# 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

5 Bittern Street, Melton Vic 3337

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$410,000

&

\$450,000

### Median sale price

Median price

\$457,500

Property Type

House

Suburb

Melton

Period - From

01/07/2024

to

30/09/2024

Source

REIV

### 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 six 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
1	13 Watson Ct MELTON 3337	\$430,000	28/10/2024
2	20 Cassia Rd MELTON 3337	\$385,000	19/09/2024
3	32 Penguin St MELTON 3337	\$400,000	12/07/2024

**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 six months.~~

This Statement of Information was prepared on:

19/12/2024 16:19

5 Bittern Street, Melton Vic 3337

Tony Gerace  
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**Rooms:** 5  
**Property Type:** House  
**Land Size:** 574.051 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$410,000 - \$450,000  
**Median House Price**  
September quarter 2024: \$457,500

## Comparable Properties



**13 Watson Ct MELTON 3337 (REI)**

[Agent Comments](#)



**Price:** \$430,000  
**Method:** Private Sale  
**Date:** 28/10/2024  
**Property Type:** House (Res)  
**Land Size:** 638 sqm approx



**20 Cassia Rd MELTON 3337 (REI/VG)**

[Agent Comments](#)



**Price:** \$385,000  
**Method:** Sold Before Auction  
**Date:** 19/09/2024  
**Property Type:** House (Res)  
**Land Size:** 589 sqm approx



**32 Penguin St MELTON 3337 (VG)**

[Agent Comments](#)



**Price:** \$400,000  
**Method:** Sale  
**Date:** 12/07/2024  
**Property Type:** House (Res)  
**Land Size:** 585 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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