

## 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

3 MYRTLE STREET MELTON SOUTH VIC 3338

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$450,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$485,000

Property type

House

Suburb

Melton South

Period-from

01 Sep 2023

to

31 Aug 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

7 MYRTLE STREET MELTON SOUTH VIC 3338	\$475,000	19-Dec-23
3 HAZEL STREET MELTON SOUTH VIC 3338	\$480,000	21-Mar-24
71 GRACE STREET MELTON SOUTH VIC 3338	\$485,000	13-Aug-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: 16 September 2024



**7 MYRTLE STREET MELTON SOUTH** Sold Price **\$475,000** Sold Date **19-Dec-23**  
**VIC 3338**

 3  1  2

Distance **0.03km**



**3 HAZEL STREET MELTON SOUTH** Sold Price **\$480,000** Sold Date **21-Mar-24**  
**VIC 3338**

 1  1  2

Distance **0.1km**



**71 GRACE STREET MELTON SOUTH** Sold Price <sup>RS</sup> **\$485,000** Sold Date **13-Aug-24**  
**VIC 3338**

 3  2  2

Distance **0.41km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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