

## 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

39 STOCKWELL 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

\$559,000

&

\$609,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$485,500

Property type

House

Suburb

Melton South

Period-from

01 Oct 2023

to

30 Sep 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

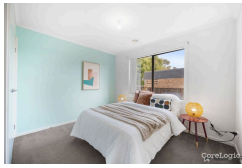
Date of sale

17 TURF CLUB BOULEVARD MELTON SOUTH VIC 3338	\$565,000	26-Oct-23
42 EQUINE CIRCUIT MELTON SOUTH VIC 3338	\$580,000	31-May-23
15 STOCKWELL STREET MELTON SOUTH VIC 3338	\$580,500	19-Nov-23

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: 15 October 2024



**17 TURF CLUB BOULEVARD  
MELTON SOUTH VIC 3338**

4 2 2

Sold Price **\$565,000** Sold Date **26-Oct-23**

Distance **0.13km**



**42 EQUINE CIRCUIT MELTON  
SOUTH VIC 3338**

4 2 2

Sold Price **\$580,000** Sold Date **31-May-23**

Distance **0.19km**



**15 STOCKWELL STREET MELTON  
SOUTH VIC 3338**

4 2 2

Sold Price **\$580,500** Sold Date **19-Nov-23**

Distance **0.23km**

RS = Recent sale UN = Undisclosed Sale

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