

## 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

488 HIGH 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$540,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

~~\$349,000~~  
\$455,000

Property type

HOUSE  
~~Unit~~

Suburb

Melton

Period-from

01 Mar 2021

to

28 Feb 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

8 CARINA DRIVE MELTON VIC 3337	\$511,000	15-Dec-21
30 CHRISTOPHER CRESCENT MELTON VIC 3337	\$565,000	16-Feb-22
511 HIGH STREET MELTON VIC 3337	\$561,600	04-Dec-21

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: 31 March 2022



**8 CARINA DRIVE MELTON VIC 3337**

3 2 2

Sold Price

**\$511,000**

Sold Date

**15-Dec-21**

Distance

**0.15km**



**30 CHRISTOPHER CRESCENT MELTON VIC 3337**

5 2 -

Sold Price

**\$565,000**

Sold Date

**16-Feb-22**

Distance

**0.32km**



**511 HIGH STREET MELTON VIC 3337**

1 1 2

Sold Price

**\$561,600**

Sold Date

**04-Dec-21**

Distance

**0.2km**



**95 VISTA DRIVE MELTON VIC 3337**

3 1 2

Sold Price

**\$505,000**

Sold Date

**19-Dec-21**

Distance

**0.19km**



**506 HIGH STREET MELTON VIC 3337**

3 1 2

Sold Price

**\$526,000**

Sold Date

**19-Dec-21**

Distance

**0.14km**

RS = Recent sale

UN = Undisclosed Sale

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