

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 WARATAH 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

\$369,000

&

\$399,000

Median sale price

(\*Delete house or unit as applicable)

Median Price

\$483,000

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

32/17 CRESTMONT DRIVE MELTON SOUTH VIC 3338	\$395,000	04-Jul-24
2/7 COVENTRY PLACE MELTON SOUTH VIC 3338	\$390,000	31-Jul-24
2/21 REYNOLDS PLACE MELTON SOUTH VIC 3338	\$377,500	06-Apr-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: 06 September 2024

