

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

9 FRANCIS STREET MELTON SOUTH VIC 3338

Indicative selling price

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

Single Price

or range
between

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

House

Suburb

Melton South

Period-from

01 Jan 2023

to

31 Dec 2023

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

1 CHESHIRE AVENUE MELTON SOUTH VIC 3338	\$496,000	10-May-23
42 MORRIS STREET MELTON SOUTH VIC 3338	\$575,000	16-Dec-22
95 BARRIES ROAD MELTON VIC 3337	\$510,000	31-Aug-22

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 January 2024



1 CHESHIRE AVENUE MELTON SOUTH VIC 3338

3 2 2

Sold Price **\$496,000** Sold Date **10-May-23**

Distance **0.33km**



42 MORRIS STREET MELTON SOUTH VIC 3338

3 2 2

Sold Price **\$575,000** Sold Date **16-Dec-22**

Distance **0.5km**



95 BARRIES ROAD MELTON VIC 3337

3 2 2

Sold Price **\$510,000** Sold Date **31-Aug-22**

Distance **0.62km**

RS = Recent sale UN = Undisclosed Sale

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