

## 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

15 BITTERN 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

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$455,000

Property type

House

Suburb

Melton

Period-from

01 Apr 2021

to

31 Mar 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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 17 QUAIL CRESCENT MELTON VIC 3337 | \$475,000 | 25-Jan-22 |
| 13 PLOVER STREET MELTON VIC 3337  | \$455,000 | 13-Jan-22 |
| 18 SCOTT STREET MELTON VIC 3337   | \$490,000 | 09-Mar-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: 06 April 2022



# RELIANCE

real estate

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**17 QUAIL CRESCENT MELTON VIC 3337**

3 1 2

Sold Price

**\$475,000**

Sold Date

**25-Jan-22**

Distance

**0.14km**



**13 PLOVER STREET MELTON VIC 3337**

3 1 2

Sold Price

**\$455,000**

Sold Date

**13-Jan-22**

Distance

**0.09km**



**18 SCOTT STREET MELTON VIC 3337**

3 1 2

Sold Price

<sup>RS</sup> **\$490,000**

Sold Date

**09-Mar-22**

Distance

**0.16km**



**14 BITTERN STREET MELTON VIC 3337**

4 2 4

Sold Price

Sold Date

**21-Feb-22**

Distance

**0.06km**

RS = Recent sale

UN = Undisclosed Sale

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