

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

24 CLEMENT WAY 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

\$600,000

&

\$660,000

Median sale price

(\*Delete house or unit as applicable)

Median Price

\$488,000

Property type

House

Suburb

Melton South

Period-from

01 Nov 2022

to

31 Oct 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 |
|--|-----------|--------------|
| 20 ABBOTT STREET MELTON SOUTH VIC 3338 | \$600,000 | 07-Sep-23    |
| 30 BOLTON STREET MELTON SOUTH VIC 3338 | \$620,000 | 16-May-23    |
| 10 BOLTON STREET MELTON SOUTH VIC 3338 | \$615,000 | 01-Jul-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: 27 November 2023



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**20 ABBOTT STREET MELTON SOUTH VIC 3338**Sold Price **\$600,000** Sold Date **07-Sep-23**

4
 2
 2

Distance **0.07km****30 BOLTON STREET MELTON SOUTH VIC 3338**Sold Price **\$620,000** Sold Date **16-May-23**

4
 2
 2

Distance **0.12km****10 BOLTON STREET MELTON SOUTH VIC 3338**Sold Price **\$615,000** Sold Date **01-Jul-23**

4
 2
 2

Distance **0.18km****5 CLEMENT WAY MELTON SOUTH VIC 3338**Sold Price **\$600,000** Sold Date **22-Jun-22**

4
 2
 2

Distance **0.19km**

RS = Recent sale

UN = Undisclosed Sale

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