

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

4 HANOVER CIRCUIT 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

\$570,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$499,000

Property type

House

Suburb

Melton South

Period-from

01 Aug 2022

to

31 Jul 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

3 HANOVER CIRCUIT MELTON SOUTH VIC 3338	\$600,000	06-Dec-22
24 COOK ROAD MELTON SOUTH VIC 3338	\$599,000	31-Oct-22
41 ROCHFORD WAY MELTON SOUTH VIC 3338	\$620,000	01-Jun-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: 02 August 2023

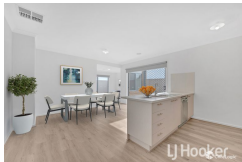


**3 HANOVER CIRCUIT MELTON
SOUTH VIC 3338**

 3  2  -

Sold Price **\$600,000** Sold Date **06-Dec-22**

Distance **0.04km**



**24 COOK ROAD MELTON SOUTH
VIC 3338**

 4  2  2

Sold Price **\$599,000** Sold Date **31-Oct-22**

Distance **0.09km**



**41 ROCHFORD WAY MELTON
SOUTH VIC 3338**

 4  2  2

Sold Price **\$620,000** Sold Date **01-Jun-22**

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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