

## 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

50 GRACE 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

\$420,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$488,000

Property type

House

Suburb

Melton South

Period-from

01 Oct 2022

to

30 Sep 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 34 GRACE STREET MELTON SOUTH VIC 3338  | \$420,000 | 05-Aug-23 |
| 44 BERNARD DRIVE MELTON SOUTH VIC 3338 | \$442,000 | 31-Aug-23 |
| 2 FRANCIS STREET MELTON SOUTH VIC 3338 | \$450,000 | 25-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: 30 October 2023


**34 GRACE STREET MELTON  
SOUTH VIC 3338**
 3  1  2

 Sold Price **\$420,000** Sold Date **05-Aug-23**

 Distance **0.17km**

**44 BERNARD DRIVE MELTON  
SOUTH VIC 3338**
 3  1  2

 Sold Price <sup>RS</sup> **\$442,000** Sold Date **31-Aug-23**

 Distance **0.33km**

**2 FRANCIS STREET MELTON  
SOUTH VIC 3338**
 3  1  6

 Sold Price <sup>RS</sup> **\$450,000** <sup>UN</sup> Sold Date **25-Jul-23**

 Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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