

## 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

10 BOLTON 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

\$620,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$506,150

Property type

House

Suburb

Melton South

Period-from

01 Jun 2022

to

31 May 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

|   |           |           |
|---|-----------|-----------|
| 30 BOLTON STREET MELTON SOUTH VIC 3338      | \$620,000 | 30-May-23 |
| 26 MEIGHEN CIRCUIT MELTON SOUTH VIC 3338    | \$580,000 | 13-Feb-23 |
| 149 JAMES MELROSE DRIVE BROOKFIELD VIC 3338 | \$520,000 | 08-Jun-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: 14 June 2023

|   |   |            |                     |                            |
|---|---|------------|---------------------|----------------------------|
|  | <b>30 BOLTON STREET MELTON SOUTH VIC 3338</b>   | Sold Price | RS <b>\$620,000</b> | Sold Date <b>30-May-23</b> |
|   |  4  2  2 |            |                     | Distance <b>0.12km</b>     |
|  | <b>26 MEIGHEN CIRCUIT MELTON SOUTH VIC 3338</b>   | Sold Price | RS <b>\$580,000</b> | Sold Date <b>13-Feb-23</b> |
|   |  4  2  2 |            |                     | Distance <b>0.16km</b>     |
|  | <b>149 JAMES MELROSE DRIVE BROOKFIELD VIC 3338</b>  | Sold Price | RS <b>\$520,000</b> | Sold Date <b>08-Jun-23</b> |
|   |  4  2  2 |            |                     | Distance <b>0.17km</b>     |

RS = Recent sale      UN = Undisclosed Sale

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