

## 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

16/3 AUSTIN PLACE MELTON SOUTH VIC 3338

### 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

\$435,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$482,000

Property type

House

Suburb

Melton South

Period-from

01 Jun 2023

to

31 May 2024

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

28 BABINA AVENUE MELTON SOUTH VIC 3338	\$490,000	04-Mar-24
1/30 BOURKE ROAD MELTON SOUTH VIC 3338	\$495,000	10-Jul-23
42A BRIDGEFORD CRESCENT MELTON SOUTH VIC 3338	\$600,000	13-Oct-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: 04 June 2024



**28 BABINA AVENUE MELTON  
SOUTH VIC 3338**

 3  2  1

Sold Price **\$490,000** Sold Date **04-Mar-24**

Distance **0.7km**



**1/30 BOURKE ROAD MELTON  
SOUTH VIC 3338**

 3  2  1

Sold Price **\$495,000** Sold Date **10-Jul-23**

Distance **1.48km**



**42A BRIDGFORD CRESCENT  
MELTON SOUTH VIC 3338**

 3  2  1

Sold Price **\$600,000** Sold Date **13-Oct-23**

Distance **1.62km**



**2/26 FORDE AVENUE MELTON  
SOUTH VIC 3338**

 3  2  1

Sold Price <sup>RS</sup> **\$490,000** Sold Date **31-May-24**

Distance **1.76km**



**45 MORSHEAD STREET MELTON  
SOUTH VIC 3338**

 3  2  1

Sold Price **\$460,000** Sold Date **17-Aug-23**

Distance **1.31km**

RS = Recent sale      UN = Undisclosed Sale

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