

## 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 FIRST AVENUE 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

\$479,000

&

\$519,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$485,000

Property type

House

Suburb

Melton South

Period-from

01 Oct 2023

to

30 Sep 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

|   |           |           |
|---|-----------|-----------|
| 51 CALLANAN DRIVE MELTON SOUTH VIC 3338 | \$480,000 | 28-Aug-24 |
| 24 CHILDS STREET MELTON SOUTH VIC 3338  | \$487,000 | 16-Apr-24 |
| 9 NEERIM STREET MELTON SOUTH VIC 3338   | \$515,000 | 15-Apr-24 |

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.~~

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**51 CALLANAN DRIVE MELTON  
SOUTH VIC 3338**

4 2 1

Sold Price <sup>RS</sup> **\$480,000** Sold Date **28-Aug-24**

Distance **1.02km**



**24 CHILDS STREET MELTON  
SOUTH VIC 3338**

3 1 2

Sold Price **\$487,000** Sold Date **16-Apr-24**

Distance **0.48km**



**9 NEERIM STREET MELTON SOUTH  
VIC 3338**

3 2 2

Sold Price **\$515,000** Sold Date **15-Apr-24**

Distance **0.58km**

RS = Recent sale UN = Undisclosed Sale

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