

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

2/15 ACACIA CRESCENT 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

\$369,000

&

\$389,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$355,000

Property type

Unit

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

6/35 WICKHAM STREET MELTON SOUTH VIC 3338	\$340,000	09-May-23
6/28 PALMERSTON STREET MELTON VIC 3337	\$345,000	26-Apr-23
7/84 ALBERT DRIVE MELTON SOUTH VIC 3338	\$370,000	26-May-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: 23 June 2023



**6/35 WICKHAM STREET MELTON
SOUTH VIC 3338**

2 1 1

Sold Price

^{RS} **\$340,000** Sold Date **09-May-23**

Distance **0.78km**



**6/28 PALMERSTON STREET
MELTON VIC 3337**

2 1 1

Sold Price

\$345,000 Sold Date **26-Apr-23**

Distance **1.67km**



**7/84 ALBERT DRIVE MELTON
SOUTH VIC 3338**

2 1 1

Sold Price

^{RS} **\$370,000** Sold Date **26-May-23**

Distance **1.99km**

RS = Recent sale

UN = Undisclosed Sale

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