

## 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

2/6 MCKAY PLACE 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

\$360,000

&

\$380,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$490,000

Property type

House

Suburb

Melton South

Period-from

01 Feb 2023

to

31 Jan 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

3/55 CHILDS STREET MELTON SOUTH VIC 3338	\$370,000	06-Feb-24
1 DANIEL DRIVE MELTON SOUTH VIC 3338	\$362,000	22-Nov-23
4/10 STATION ROAD MELTON SOUTH VIC 3338	\$390,000	24-Nov-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: 22 February 2024

**3/55 CHILDS STREET MELTON  
SOUTH VIC 3338**

2 1 1

Sold Price

<sup>RS</sup> **\$370,000** Sold Date **06-Feb-24**Distance **0.39km****1 DANIEL DRIVE MELTON SOUTH  
VIC 3338**

2 1 -

Sold Price

**\$362,000** Sold Date **22-Nov-23**Distance **0.29km****4/10 STATION ROAD MELTON  
SOUTH VIC 3338**

2 1 1

Sold Price

<sup>RS</sup> **\$390,000** Sold Date **24-Nov-23**Distance **0.77km****RS** = Recent sale**UN** = Undisclosed Sale

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