

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

6 YALE STREET 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

\$429,000

&

\$459,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$482,000

Property type

House

Suburb

Melton South

Period-from

01 May 2023

to

30 Apr 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

4 KEVIN COURT MELTON SOUTH VIC 3338	\$430,000	17-Feb-24
36 CHILDS STREET MELTON SOUTH VIC 3338	\$450,000	15-Apr-24
16 RICHARD ROAD MELTON SOUTH VIC 3338	\$452,000	31-Jan-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.~~

This Statement of Information was prepared on: 27 May 2024



4 KEVIN COURT MELTON SOUTH VIC 3338

3 1 2

Sold Price

\$430,000

Sold Date

17-Feb-24

Distance

0.67km



36 CHILDS STREET MELTON SOUTH VIC 3338

3 1 4

Sold Price

^{RS} **\$450,000**

Sold Date

15-Apr-24

Distance

0.7km



16 RICHARD ROAD MELTON SOUTH VIC 3338

3 1 2

Sold Price

\$452,000

Sold Date

31-Jan-24

Distance

0.59km

RS = Recent sale

UN = Undisclosed Sale

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