

# 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

32 Hume 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)

Range between \$425,000 & \$465,000

### Median sale price

Median price \$497,000 Property Type House Suburb Melton South

Period - From 01/10/2022 to 31/12/2022 Source REIV

### 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 six 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
1	50 Hume Av MELTON SOUTH 3338	\$440,000	01/10/2022
2	10 Harper St MELTON SOUTH 3338	\$423,000	03/11/2022
3	12 Murray St MELTON SOUTH 3338	\$365,000	09/03/2023

**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 six months.~~

This Statement of Information was prepared on:

18/03/2023 18:42

32 Hume Avenue, Melton South Vic 3338

Tony Gerace

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**Indicative Selling Price**

\$425,000 - \$465,000

**Median House Price**

December quarter 2022: \$497,000



**Property Type:** House (Res)

**Land Size:** 600 sqm approx

Agent Comments

## Comparable Properties

**50 Hume Av MELTON SOUTH 3338 (REI/VG)**

Agent Comments



**Price:** \$440,000

**Method:** Auction Sale

**Date:** 01/10/2022

**Property Type:** House (Res)

**Land Size:** 584 sqm approx

**10 Harper St MELTON SOUTH 3338 (VG)**

Agent Comments



**Price:** \$423,000

**Method:** Sale

**Date:** 03/11/2022

**Property Type:** House (Res)

**Land Size:** 250 sqm approx



**12 Murray St MELTON SOUTH 3338 (REI)**

Agent Comments



**Price:** \$365,000

**Method:** Private Sale

**Date:** 09/03/2023

**Property Type:** House

**Land Size:** 594 sqm approx

**Account - Burnham** | P: 03 9687 1344 | F: 03 9687 2044



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