

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

9/4 AUSTIN PLACE 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

\$360,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$355,000

Property type

Unit

Suburb

Melton South

Period-from

01 Aug 2022

to

31 Jul 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

16/4 AUSTIN PLACE MELTON SOUTH VIC 3338	\$380,000	07-Nov-22
19/17 CRESTMONT DRIVE MELTON SOUTH VIC 3338	\$375,000	29-Jul-23
11 ALBERT DRIVE MELTON SOUTH VIC 3338	\$465,000	20-Jun-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: 09 August 2023



**16/4 AUSTIN PLACE MELTON
SOUTH VIC 3338**

 3  1  1

Sold Price **\$380,000** Sold Date **07-Nov-22**

Distance **0.1km**



**19/17 CRESTMONT DRIVE MELTON
SOUTH VIC 3338**

 3  1  1

Sold Price ^{RS} **\$375,000** Sold Date **29-Jul-23**

Distance **0.91km**



**11 ALBERT DRIVE MELTON SOUTH
VIC 3338**

 3  1  1

Sold Price ^{RS} **\$465,000** Sold Date **20-Jun-23**

Distance **1.22km**



**5/62 ANDREW STREET MELTON
SOUTH VIC 3338**

 3  1  1

Sold Price ^{RS} **\$370,000** Sold Date **05-May-23**

Distance **1.26km**



**13/62 ANDREW STREET MELTON
SOUTH VIC 3338**

 3  1  1

Sold Price ^{RS} **\$345,000** Sold Date **22-Jul-23**

Distance **1.33km**

RS = Recent sale **UN** = Undisclosed Sale

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