

## 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

7 CANTERBURY CIRCUIT MELTON SOUTH VIC 3338

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$420,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$322,000

Property type

Land

Suburb

Melton South

Period-from

01 Sep 2023

to

31 Aug 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

5 CANTERBURY CIRCUIT MELTON SOUTH VIC 3338	\$460,000	09-May-24
80 NORWOOD AVENUE MELTON SOUTH VIC 3338	\$320,000	12-Oct-23
107 ALBERT DRIVE MELTON SOUTH VIC 3338	\$340,000	14-Mar-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: 10 September 2024



**5 CANTERBURY CIRCUIT MELTON SOUTH VIC 3338**

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Sold Price **\$460,000** Sold Date **09-May-24**

Distance **0.03km**



**80 NORWOOD AVENUE MELTON SOUTH VIC 3338**

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Sold Price **\$320,000** Sold Date **12-Oct-23**

Distance **0.63km**



**107 ALBERT DRIVE MELTON SOUTH VIC 3338**

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Sold Price **\$340,000** Sold Date **14-Mar-24**

Distance **0.66km**



**72 HANOVER CIRCUIT MELTON SOUTH VIC 3338**

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Sold Price **\$320,000** Sold Date **09-Nov-23**

Distance **0.67km**



**60 HANOVER CIRCUIT MELTON SOUTH VIC 3338**

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Sold Price **\$325,000** Sold Date **16-Jul-24**

Distance **0.73km**

RS = Recent sale      UN = Undisclosed Sale

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