

## 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 BLIGH STREET 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

or range  
between

\$540,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

House

Suburb

Melton South

Period-from

01 Nov 2021

to

31 Oct 2022

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 33 MORSHEAD STREET MELTON SOUTH VIC 3338 | \$535,000 | 03-Jun-22 |
| 19 MORRIS STREET MELTON SOUTH VIC 3338   | \$522,000 | 19-May-22 |
|                                          |           |           |

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 November 2022

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### 33 MORSHEAD STREET MELTON SOUTH VIC 3338

3 2 2

Sold Price

**\$535,000**

Sold Date

**03-Jun-22**

Distance

**0.76km**



### 19 MORRIS STREET MELTON SOUTH VIC 3338

3 2 2

Sold Price

**\$522,000**

Sold Date

**19-May-22**

Distance

**1.72km**

RS = Recent sale

UN = Undisclosed Sale

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