

## 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

21 WILLS ROAD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$439,000

&

\$469,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$490,000

Property type

House

Suburb

Melton South

Period-from

01 Feb 2023

to

31 Jan 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 88 REES ROAD MELTON SOUTH VIC 3338      | \$448,000 | 04-Sep-23 |
| 41 HUME AVENUE MELTON SOUTH VIC 3338    | \$440,000 | 20-Jan-24 |
| 4 STAFFORD STREET MELTON SOUTH VIC 3338 | \$445,000 | 30-Aug-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: 08 February 2024



**88 REES ROAD MELTON SOUTH  
VIC 3338**

Sold Price **\$448,000** Sold Date **04-Sep-23**

 2  1  2

Distance **0.09km**



**41 HUME AVENUE MELTON SOUTH  
VIC 3338**

Sold Price <sup>RS</sup> **\$440,000** Sold Date **20-Jan-24**

 3  1  2

Distance **0.27km**



**4 STAFFORD STREET MELTON  
SOUTH VIC 3338**

Sold Price **\$445,000** Sold Date **30-Aug-23**

 3  1  2

Distance **0.8km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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