

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

3 SECOND AVENUE 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

\$399,000

&

\$439,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,575

Property type

House

Suburb

Melton South

Period-from

01 Oct 2021

to

30 Sep 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

5 SECOND AVENUE MELTON SOUTH VIC 3338	\$420,000	01-Jun-22
52 FIRST AVENUE MELTON SOUTH VIC 3338	\$415,000	04-Jun-22
25 KAMIL STREET MELTON SOUTH VIC 3338	\$436,000	25-Jun-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: 11 October 2022



5 SECOND AVENUE MELTON SOUTH VIC 3338

3 1 2

Sold Price

^{RS} **\$420,000**

Sold Date

01-Jun-22

Distance

0.02km



52 FIRST AVENUE MELTON SOUTH VIC 3338

3 1 2

Sold Price

\$415,000

Sold Date

04-Jun-22

Distance

0.42km



25 KAMIL STREET MELTON SOUTH VIC 3338

3 1 2

Sold Price

\$436,000

Sold Date

25-Jun-22

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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