

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

3/43 ACACIA CRESCENT 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

\$389,000

&

\$409,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$349,000

Property type

Unit

Suburb

Melton South

Period-from

01 Mar 2022

to

28 Feb 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

20/3 AUSTIN PLACE MELTON SOUTH VIC 3338	\$420,000	28-Feb-23
16/4 AUSTIN PLACE MELTON SOUTH VIC 3338	\$380,000	07-Nov-22
13A CLOWES STREET MELTON SOUTH VIC 3338	\$400,000	12-Dec-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: 21 March 2023

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20/3 Austin Place, Melton South

**20/3 AUSTIN PLACE MELTON
SOUTH VIC 3338**

3 2 1

Sold Price ^{RS} **\$420,000** Sold Date **28-Feb-23**

Distance **0.18km**



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

3 1 1

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

Distance **0.27km**



**13A CLOWES STREET MELTON
SOUTH VIC 3338**

3 2 1

Sold Price **\$400,000** Sold Date **12-Dec-22**

Distance **1.15km**

RS = Recent sale UN = Undisclosed Sale

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