

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

6 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

\$365,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

House

Suburb

Melton South

Period-from

01 Nov 2019

to

31 Oct 2020

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

2 Grace Street Melton South VIC 3338	\$390,000	11-Nov-20
43 Richard Road Melton South VIC 3338	\$391,000	26-Oct-20
49 Wills Road Melton South VIC 3338	\$382,500	24-Sep-20

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: 27 November 2020



2 Grace Street Melton South VIC 3338

 3  1  4

Sold Price

^{RS} **\$390,000**

Sold Date

11-Nov-20

Distance

0.18km



43 Richard Road Melton South VIC 3338

 3  1  2

Sold Price

^{RS} **\$391,000** ^{UN}

Sold Date

26-Oct-20

Distance

0.66km



49 Wills Road Melton South VIC 3338

 3  1  1

Sold Price

^{RS} **\$382,500** ^{UN}

Sold Date

24-Sep-20

Distance

1.34km

RS = Recent sale

UN = Undisclosed Sale

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