

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

42 CANTERBURY CIRCUIT 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

\$490,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$488,000

Property type

House

Suburb

Melton South

Period-from

01 Oct 2022

to

30 Sep 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

32 ALBERT DRIVE MELTON SOUTH VIC 3338	\$525,000	27-May-23
1/30 BOURKE ROAD MELTON SOUTH VIC 3338	\$495,000	10-Jul-23
10 BABINA AVENUE MELTON SOUTH VIC 3338	\$515,000	02-Feb-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: 06 October 2023

	32 ALBERT DRIVE MELTON SOUTH VIC 3338	Sold Price	^{RS} \$525,000	Sold Date 27-May-23
	 3  2  1			Distance 0km
	1/30 BOURKE ROAD MELTON SOUTH VIC 3338	Sold Price	\$495,000	Sold Date 10-Jul-23
	 3  2  1			Distance 0.6km
	10 BABINA AVENUE MELTON SOUTH VIC 3338	Sold Price	\$515,000	Sold Date 02-Feb-23
	 3  2  1			Distance 1.18km

RS = Recent sale **UN** = Undisclosed Sale

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