

## 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

15 MURRAY STREET MELTON SOUTH VIC 3338

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$489,000

&

\$529,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

Property type

House

Suburb

Melton South

Period-from

01 Feb 2022

to

31 Jan 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 7 BLIGH STREET MELTON SOUTH VIC 3338  | \$505,000 | 22-Feb-23 |
| 5 EYRE STREET MELTON SOUTH VIC 3338   | \$515,000 | 14-Sep-22 |
| 7 PORTER STREET MELTON SOUTH VIC 3338 | \$462,500 | 25-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: 28 February 2023



**7 BLIGH STREET MELTON SOUTH  
VIC 3338**

Sold Price

RS

**\$505,000**

Sold Date

**22-Feb-23**



3



2



4

Distance

**0.29km**



**5 EYRE STREET MELTON SOUTH  
VIC 3338**

Sold Price

**\$515,000**

Sold Date

**14-Sep-22**



3



2



1

Distance

**0.34km**



**7 PORTER STREET MELTON SOUTH  
VIC 3338**

Sold Price

RS

**\$462,500**

Sold Date

**25-Feb-23**



3



2



6

Distance

**0.55km**

RS = Recent sale

UN = Undisclosed Sale

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