

## 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

5 MONASH STREET MELTON SOUTH VIC 3338

### Indicative selling price

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

Single Price

or range  
between

\$619,000

&

\$659,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$483,000

Property type

House

Suburb

Melton South

Period-from

01 Aug 2023

to

31 Jul 2024

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 52 CHELMSFORD WAY MELTON WEST VIC 3337 | \$650,000 | 30-Jul-24 |
| 19 GLENELLY STREET WEIR VIEWS VIC 3338 | \$630,000 | 13-Feb-24 |
| 12 CAMBRIAN WAY MELTON WEST VIC 3337   | \$650,000 | 10-Apr-24 |

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.~~

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**52 CHELMSFORD WAY MELTON  
WEST VIC 3337**

 5  2  2

Sold Price

<sup>RS</sup> **\$650,000** Sold Date **30-Jul-24**

Distance **4.06km**



**19 GLENELLY STREET WEIR VIEWS  
VIC 3338**

 4  2  2

Sold Price

**\$630,000** Sold Date **13-Feb-24**

Distance **1.69km**



**12 CAMBRIAN WAY MELTON WEST  
VIC 3337**

 4  2  2

Sold Price

**\$650,000** Sold Date **10-Apr-24**

Distance **4.43km**

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

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