

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

9 HUME AVENUE 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

\$425,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$488,000

Property type

House

Suburb

Melton South

Period-from

01 Nov 2022

to

31 Oct 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

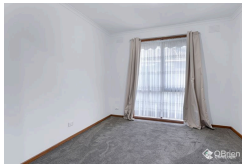
4 STAFFORD STREET MELTON SOUTH VIC 3338	\$445,000	30-Aug-23
25 EXFORD ROAD MELTON SOUTH VIC 3338	\$451,000	14-Sep-23
8 MCDONALD STREET MELTON SOUTH VIC 3338	\$438,000	28-Sep-23

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: 13 November 2023

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4 STAFFORD STREET MELTON SOUTH VIC 3338

3 1 2

Sold Price **\$445,000** Sold Date **30-Aug-23**

Distance **0.84km**



25 EXFORD ROAD MELTON SOUTH VIC 3338

3 1 4

Sold Price **\$451,000** Sold Date **14-Sep-23**

Distance **1.16km**



8 MCDONALD STREET MELTON SOUTH VIC 3338

3 1 2

Sold Price ^{RS} **\$438,000** Sold Date **28-Sep-23**

Distance **1.75km**

RS = Recent sale

UN = Undisclosed Sale

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