

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 BITTERN STREET MELTON VIC 3337

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

\$479,000

&

\$519,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

House

Suburb

Melton

Period-from

01 Feb 2023

to

31 Jan 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

4 CHELMSFORD WAY MELTON WEST VIC 3337	\$480,000	12-Jan-24
8 SMOULT DRIVE KURUNJANG VIC 3337	\$500,000	07-Sep-23
2 AMANDA COURT MELTON VIC 3337	\$512,000	09-Aug-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.~~

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**4 CHELMSFORD WAY MELTON
 WEST VIC 3337**

3 1 1

Sold Price ^{RS} **\$480,000** ^{UN} Sold Date **12-Jan-24**

Distance **0.54km**



**8 SMOULT DRIVE KURUNJANG VIC
 3337**

3 1 4

Sold Price **\$500,000** Sold Date **07-Sep-23**

Distance **0.77km**



**2 AMANDA COURT MELTON VIC
 3337**

4 1 2

Sold Price **\$512,000** Sold Date **09-Aug-23**

Distance **0.94km**

RS = Recent sale UN = Undisclosed Sale

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