

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

6 VALERIAN STREET 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$499,000

Property type

House

Suburb

Melton South

Period-from

01 Aug 2022

to

31 Jul 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 HANOVER CIRCUIT MELTON SOUTH VIC 3338	\$572,000	02-Aug-23
57 HAWKESTONE STREET MELTON SOUTH VIC 3338	\$602,500	18-Jul-23
26 ROCHFORD WAY MELTON SOUTH VIC 3338	\$525,000	30-May-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: 07 August 2023

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**4 HANOVER CIRCUIT MELTON
SOUTH VIC 3338**

 4  2  2

Sold Price

^{RS}

\$572,000

Sold Date **02-Aug-23**

Distance **0.98km**



**57 HAWKESTONE STREET
MELTON SOUTH VIC 3338**

 4  2  2

Sold Price

^{RS}

\$602,500

Sold Date **18-Jul-23**

Distance **0.14km**



**26 ROCHFORD WAY MELTON
SOUTH VIC 3338**

 4  2  2

Sold Price

\$525,000

Sold Date **30-May-23**

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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