

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

8 YALE 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

\$499,000

&

\$529,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

House

Suburb

Melton South

Period-from

01 Nov 2021

to

31 Oct 2022

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

5 KINGSFORD AVENUE MELTON SOUTH VIC 3338	\$500,000	23-May-22
71 STATION ROAD MELTON SOUTH VIC 3338	\$505,000	31-May-22
19 MORRIS STREET MELTON SOUTH VIC 3338	\$522,000	19-May-22

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: 14 November 2022



RELIANCE

real estate

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5 KINGSFORD AVENUE MELTON SOUTH VIC 3338

Sold Price

\$500,000

Sold Date

23-May-22

4 2 -

Distance

0.21km



71 STATION ROAD MELTON SOUTH VIC 3338

Sold Price

\$505,000

Sold Date

31-May-22

4 2 2

Distance

0.41km



19 MORRIS STREET MELTON SOUTH VIC 3338

Sold Price

\$522,000

Sold Date

19-May-22

3 2 2

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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