

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

2 DALTON DRIVE 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

\$390,000

&

\$420,000

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

1/2 ARAWATA PARADE MELTON VIC 3337	\$422,000	27-Jul-24
3 GRENVILLE PLACE MELTON WEST VIC 3337	\$470,000	29-Jul-24
11/41-45 GRETTEL GROVE MELTON VIC 3337	\$425,000	20-Aug-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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**1/2 ARAWATA PARADE MELTON
VIC 3337**

 3  1  1

Sold Price

^{RS} **\$422,000**

Sold Date

27-Jul-24

Distance

2.64km



**3 GRENVILLE PLACE MELTON
WEST VIC 3337**

 3  1  1

Sold Price

^{RS} **\$470,000** ^{UN}

Sold Date

29-Jul-24

Distance

1.86km



**11/41-45 GRETAL GROVE MELTON
VIC 3337**

 3  1  1

Sold Price

^{RS} **\$425,000**

Sold Date

20-Aug-24

Distance

1.18km

RS = Recent sale

UN = Undisclosed Sale

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