

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

1 HENTY 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

\$500,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

House

Suburb

Melton South

Period-from

01 Mar 2022

to

28 Feb 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

7 BLIGH STREET MELTON SOUTH VIC 3338	\$505,000	19-Feb-23
33 BRIDGEFORD CRESCENT MELTON SOUTH VIC 3338	\$540,000	14-Mar-23
127 EXFORD ROAD MELTON SOUTH VIC 3338	\$535,000	05-Jan-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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**7 BLIGH STREET MELTON SOUTH
VIC 3338**

3 2 4

Sold Price

\$505,000

Sold Date

19-Feb-23

Distance

0.62km



**33 BRIDGEFORD CRESCENT
MELTON SOUTH VIC 3338**

3 2 2

Sold Price

^{RS} **\$540,000**

Sold Date

14-Mar-23

Distance

0.33km



**127 EXFORD ROAD MELTON
SOUTH VIC 3338**

3 1 6

Sold Price

\$535,000

Sold Date

05-Jan-23

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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