

## 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

17 MURRAY STREET MELTON SOUTH VIC 3338

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$449,000

&

\$489,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$485,000

Property type

House

Suburb

Melton South

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 15 WENTWORTH ROAD MELTON SOUTH VIC 3338 | \$458,000 | 01-Dec-23 |
| 7 MYRTLE STREET MELTON SOUTH VIC 3338   | \$475,000 | 19-Dec-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: 05 February 2024

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**15 WENTWORTH ROAD MELTON  
SOUTH VIC 3338**

 3  1  1

Sold Price

<sup>RS</sup>

**\$458,000**

Sold Date

**01-Dec-23**

Distance

**0.42km**



**7 MYRTLE STREET MELTON SOUTH  
VIC 3338**

 3  1  2

Sold Price

**\$475,000**

Sold Date

**19-Dec-23**

Distance

**0.95km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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