

## 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 DAMIAN STREET MELTON VIC 3337

### 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

\$469,000

&

\$499,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$477,000

Property type

House

Suburb

Melton

Period-from

01 Nov 2023

to

31 Oct 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

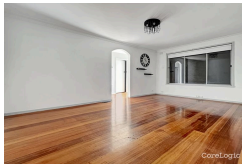
|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 44 GRETTEL GROVE MELTON VIC 3337       | \$488,000 | 20-Aug-24 |
| 2 ANTHEM PLACE MELTON WEST VIC 3337    | \$485,000 | 15-Aug-24 |
| 3 REYNOLDS PLACE MELTON SOUTH VIC 3338 | \$495,500 | 08-Jun-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.

This Statement of Information was prepared on: 07 November 2024

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### 44 GRETEL GROVE MELTON VIC 3337

 3  1  2

Sold Price

**\$488,000**

Sold Date **20-Aug-24**

Distance

**0.72km**



### 2 ANTHEM PLACE MELTON WEST VIC 3337

 3  1  2

Sold Price

**\$485,000**

Sold Date **15-Aug-24**

Distance

**1km**



### 3 REYNOLDS PLACE MELTON SOUTH VIC 3338

 3  1  4

Sold Price

**\$495,500**

Sold Date **08-Jun-24**

Distance

**0.93km**

RS = Recent sale

UN = Undisclosed Sale

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