

## 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

47 BENNETT 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

\$419,000

&

\$439,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$490,000

Property type

House

Suburb

Melton South

Period-from

01 Feb 2024

to

31 Jan 2025

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 19 BOURKE ROAD MELTON SOUTH VIC 3338   | \$430,000 | 26-Nov-24 |
| 29 SECOND AVENUE MELTON SOUTH VIC 3338 | \$435,000 | 15-Oct-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: 04 February 2025

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**19 BOURKE ROAD MELTON SOUTH VIC 3338** Sold Price **\$430,000** Sold Date **26-Nov-24**

 3  1  2

Distance **0.91km**



**29 SECOND AVENUE MELTON SOUTH VIC 3338** Sold Price **\$435,000** Sold Date **15-Oct-24**

 3  1  1

Distance **1.29km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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