

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

5 Bittern Street, Melton Vic 3337

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$410,000

&

\$450,000

Median sale price

Median price

\$457,500

Property Type

House

Suburb

Melton

Period - From

01/07/2024

to

30/09/2024

Source

REIV

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 six 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	13 Watson Ct MELTON 3337	\$430,000	28/10/2024
2	20 Cassia Rd MELTON 3337	\$385,000	19/09/2024
3	32 Penguin St MELTON 3337	\$400,000	12/07/2024

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 six months.~~

This Statement of Information was prepared on:

19/12/2024 16:19

5 Bittern Street, Melton Vic 3337

Tony Gerace
03 9687 1344
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Rooms: 5
Property Type: House
Land Size: 574.051 sqm approx
Agent Comments

Indicative Selling Price
\$410,000 - \$450,000
Median House Price
September quarter 2024: \$457,500

Comparable Properties



13 Watson Ct MELTON 3337 (REI)

Agent Comments

3 2 2

Price: \$430,000
Method: Private Sale
Date: 28/10/2024
Property Type: House (Res)
Land Size: 638 sqm approx



20 Cassia Rd MELTON 3337 (REI/VG)

Agent Comments

4 1 2

Price: \$385,000
Method: Sold Before Auction
Date: 19/09/2024
Property Type: House (Res)
Land Size: 589 sqm approx



32 Penguin St MELTON 3337 (VG)

Agent Comments

4 - -

Price: \$400,000
Method: Sale
Date: 12/07/2024
Property Type: House (Res)
Land Size: 585 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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