

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

6 VASEY COURT 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

\$700,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$484,500

Property type

House

Suburb

Melton South

Period-from

01 Jul 2023

to

30 Jun 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

17 MURRAY STREET MELTON SOUTH VIC 3338	\$461,000	14-Feb-24
1 BLAXLAND ROAD MELTON SOUTH VIC 3338	\$500,000	25-Mar-24
74 REES ROAD MELTON SOUTH VIC 3338	\$480,000	24-May-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: 30 July 2024



**17 MURRAY STREET MELTON
SOUTH VIC 3338**

 4  1  2

Sold Price **\$461,000** Sold Date **14-Feb-24**

Distance **0.36km**



**1 BLAXLAND ROAD MELTON
SOUTH VIC 3338**

 4  1  2

Sold Price ^{RS} **\$500,000** Sold Date **25-Mar-24**

Distance **0.37km**



**74 REES ROAD MELTON SOUTH
VIC 3338**

 4  1  2

Sold Price ^{RS} **\$480,000** ^{UN} Sold Date **24-May-24**

Distance **0.95km**



**52 CHILDS STREET MELTON
SOUTH VIC 3338**

 4  1  2

Sold Price **\$415,000** Sold Date **23-Mar-24**

Distance **1.48km**



**21 FRANCIS STREET MELTON
SOUTH VIC 3338**

 4  1  2

Sold Price **\$480,000** Sold Date **19-Oct-23**

Distance **1.84km**

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

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