

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

9 Morshead Street 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

or range
between

\$379,000

&

\$399,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$388,500

Property type

House

Suburb

Melton South

Period-from

01 Apr 2019

to

31 Mar 2020

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

8 Chauvel Street Melton South VIC 3338	\$385,000	19-Mar-20
19 Leggatt Street Melton South VIC 3338	\$375,000	21-Nov-19
19 Monash Street Melton South VIC 3338	\$382,000	29-Oct-19

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: 08 April 2020



8 Chauvel Street Melton South VIC 3338

Sold Price

^{RS}

\$385,000

Sold Date

19-Mar-20

3 1 5

Distance

0.24km



19 Leggatt Street Melton South VIC 3338

Sold Price

\$375,000

Sold Date

21-Nov-19

3 2 1

Distance

0.36km



19 Monash Street Melton South VIC 3338

Sold Price

\$382,000

Sold Date

29-Oct-19

3 1 1

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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