

## 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

2/43 ACACIA CRESCENT MELTON SOUTH VIC 3338

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$390,000

&

\$429,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$369,500

Property type

Unit

Suburb

Melton South

Period-from

01 Oct 2022

to

30 Sep 2023

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

2/2 FRASER STREET MELTON SOUTH VIC 3338	\$420,000	06-Oct-23
38/17 CRESTMONT DRIVE MELTON SOUTH VIC 3338	\$400,000	26-Sep-23
19/17 CRESTMONT DRIVE MELTON SOUTH VIC 3338	\$375,000	29-Jul-23

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: 19 October 2023



**2/2 FRASER STREET MELTON  
SOUTH VIC 3338**

3 1 2

Sold Price

<sup>RS</sup> **\$420,000**

Sold Date **06-Oct-23**

Distance **0.48km**



**38/17 CRESTMONT DRIVE MELTON  
SOUTH VIC 3338**

3 1 1

Sold Price

<sup>RS</sup> **\$400,000**

Sold Date **26-Sep-23**

Distance **0.71km**



**19/17 CRESTMONT DRIVE MELTON  
SOUTH VIC 3338**

3 1 1

Sold Price

**\$375,000**

Sold Date **29-Jul-23**

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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