

## 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

21 FRANCIS STREET 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

\$499,000

&

\$529,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$499,000

Property type

House

Suburb

Melton South

Period-from

01 Aug 2022

to

31 Jul 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

|   |           |           |
|---|-----------|-----------|
| 42 ANDREW STREET MELTON SOUTH VIC 3338  | \$500,000 | 14-Mar-23 |
| 20 CALLANAN DRIVE MELTON SOUTH VIC 3338 | \$520,000 | 25-May-23 |
| 4 HAZEL STREET MELTON SOUTH VIC 3338    | \$545,000 | 19-May-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: 04 August 2023



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**42 ANDREW STREET MELTON SOUTH VIC 3338**

3 1 2

Sold Price **\$500,000** Sold Date **14-Mar-23**

Distance **0.37km**



**20 CALLANAN DRIVE MELTON SOUTH VIC 3338**

4 2 2

Sold Price **\$520,000** Sold Date **25-May-23**

Distance **0.67km**



**4 HAZEL STREET MELTON SOUTH VIC 3338**

3 2 2

Sold Price **\$545,000** Sold Date **19-May-23**

Distance **0.88km**

RS = Recent sale      UN = Undisclosed Sale

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