

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

23 NEERIM 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

\$499,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$488,000

Property type

House

Suburb

Melton South

Period-from

01 Sep 2022

to

31 Aug 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

20 CALLANAN DRIVE MELTON SOUTH VIC 3338	\$520,000	25-May-23
11 RYAN COURT MELTON VIC 3337	\$519,000	16-Apr-23
32 WILLS ROAD MELTON SOUTH VIC 3338	\$515,000	12-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.~~

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	20 CALLANAN DRIVE MELTON SOUTH VIC 3338 4 beds 2 bathrooms 2 cars	Sold Price	\$520,000	Sold Date	25-May-23	Distance	0.42km
	11 RYAN COURT MELTON VIC 3337 3 beds 2 bathrooms - cars	Sold Price	\$519,000	Sold Date	16-Apr-23	Distance	1.5km
	32 WILLS ROAD MELTON SOUTH VIC 3338 3 beds 2 bathrooms 2 cars	Sold Price	\$515,000	Sold Date	12-May-23	Distance	1.61km

RS = Recent sale UN = Undisclosed Sale

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