

## 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

23A MITCHELL ROAD 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

\$389,000

&

\$419,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$325,000

Property type

Land

Suburb

Melton South

Period-from

01 Mar 2023

to

29 Feb 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

1 DANIEL DRIVE MELTON SOUTH VIC 3338	\$362,000	22-Nov-23
14 WESTMILL VISTA MELTON WEST VIC 3337	\$410,000	02-May-23
32A VISTA DRIVE MELTON VIC 3337	\$410,000	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: 01 March 2024



**1 DANIEL DRIVE MELTON SOUTH VIC 3338**

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Sold Price **\$362,000** Sold Date **22-Nov-23**

Distance **1.71km**



**14 WESTMILL VISTA MELTON WEST VIC 3337**

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Sold Price **\$410,000** Sold Date **02-May-23**

Distance **3.11km**



**32A VISTA DRIVE MELTON VIC 3337**

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Sold Price Sold Date **29-Jul-23**

Distance **3.47km**

RS = Recent sale      UN = Undisclosed Sale

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