

## 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

26 QUAIL CRESCENT MELTON VIC 3337

### 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

\$479,000

&

\$519,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$471,300

Property type

House

Suburb

Melton

Period-from

01 Apr 2023

to

31 Mar 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

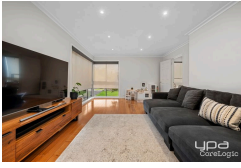
Date of sale

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 9 BITTERN STREET MELTON VIC 3337      | \$515,000 | 19-Feb-24 |
| 106 PALMERSTON STREET MELTON VIC 3337 | \$519,000 | 08-Apr-24 |
| 15 WATSON COURT MELTON VIC 3337       | \$481,000 | 08-Jun-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: 11 April 2024



**9 BITTERN STREET MELTON VIC 3337**

 3  1  -

Sold Price **\$515,000** Sold Date **19-Feb-24**

Distance **0.13km**



**106 PALMERSTON STREET MELTON VIC 3337**

 3  1  2

Sold Price <sup>RS</sup> **\$519,000** Sold Date **08-Apr-24**

Distance **0.96km**



**15 WATSON COURT MELTON VIC 3337**

 3  2  3

Sold Price **\$481,000** Sold Date **08-Jun-23**

Distance **0.27km**

RS = Recent sale      UN = Undisclosed Sale

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