

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

3 HAZEL 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

House

Suburb

Melton South

Period-from

01 Feb 2023

to

31 Jan 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

7 MYRTLE STREET MELTON SOUTH VIC 3338	\$475,000	19-Dec-23
22 DENNY PLACE MELTON SOUTH VIC 3338	\$495,000	06-Feb-24
5 FRASER STREET MELTON SOUTH VIC 3338	\$455,000	21-Nov-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: 13 February 2024



7 MYRTLE STREET MELTON SOUTH Sold Price **\$475,000** Sold Date **19-Dec-23**
VIC 3338

 3  1  2

Distance **0.1km**



22 DENNY PLACE MELTON SOUTH Sold Price ^{RS} **\$495,000** Sold Date **06-Feb-24**
VIC 3338

 3  1  2

Distance **1.85km**



5 FRASER STREET MELTON SOUTH Sold Price ^{RS} **\$455,000** Sold Date **21-Nov-23**
VIC 3338

 3  1  2

Distance **0.75km**

RS = Recent sale **UN** = Undisclosed Sale

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