

## 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

35 CLEMENT WAY 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

\$589,000

&

\$619,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$486,000

Property type

House

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 24 CLEMENT WAY MELTON SOUTH VIC 3338     | \$581,000 | 18-Jan-24 |
| 14 VALERIAN STREET MELTON SOUTH VIC 3338 | \$595,000 | 26-Oct-23 |
| 16 BONITO STREET MELTON SOUTH VIC 3338   | \$618,500 | 29-Feb-24 |

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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**24 CLEMENT WAY MELTON SOUTH** Sold Price **\$581,000** Sold Date **18-Jan-24**  
**VIC 3338**

4 2 -

Distance **0.09km**



**14 VALERIAN STREET MELTON** Sold Price **\$595,000** Sold Date **26-Oct-23**  
**SOUTH VIC 3338**

4 2 2

Distance **0.17km**



**16 BONITO STREET MELTON** Sold Price <sup>RS</sup> **\$618,500** Sold Date **29-Feb-24**  
**SOUTH VIC 3338**

4 2 2

Distance **0.72km**

RS = Recent sale      UN = Undisclosed Sale

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