

## 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

5 TAMAR DRIVE 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

\$449,000

&

\$469,000

### 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

5 SUTHERLAND AVENUE MELTON SOUTH VIC 3338	\$450,000	04-Aug-23
15 KURRAJONG CRESCENT MELTON SOUTH VIC 3338	\$462,000	21-Jul-23
18 WICKHAM STREET MELTON SOUTH VIC 3338	\$465,000	18-Aug-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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**5 SUTHERLAND AVENUE MELTON  
SOUTH VIC 3338**

3 1 2

Sold Price

<sup>RS</sup> **\$450,000**

Sold Date **04-Aug-23**

Distance **0.32km**



**15 KURRAJONG CRESCENT  
MELTON SOUTH VIC 3338**

3 1 2

Sold Price

**\$462,000**

Sold Date **21-Jul-23**

Distance **0.86km**



**18 WICKHAM STREET MELTON  
SOUTH VIC 3338**

3 1 2

Sold Price

<sup>RS</sup> **\$465,000**

Sold Date **18-Aug-23**

Distance **1.4km**

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

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