

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

6 YALE 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

\$399,000

&

\$419,000

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

7 MYRTLE STREET MELTON SOUTH VIC 3338	\$475,000	19-Dec-23
21 CONNELL DRIVE MELTON SOUTH VIC 3338	\$469,000	15-Mar-24
20 COBURNS ROAD MELTON SOUTH VIC 3338	\$468,000	03-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.~~

This Statement of Information was prepared on: 23 March 2024

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7 MYRTLE STREET MELTON SOUTH VIC 3338 Sold Price

\$475,000

Sold Date **19-Dec-23**

 3  1  2

Distance **1.09km**



21 CONNEL DRIVE MELTON SOUTH VIC 3338 Sold Price

^{RS} **\$469,000** ^{UN}

Sold Date **15-Mar-24**

 3  1  1

Distance **1.28km**



20 COBURNS ROAD MELTON SOUTH VIC 3338

Sold Price

^{RS} **\$468,000**

Sold Date **03-Feb-24**

 3  1  -

Distance **1.3km**

RS = Recent sale

UN = Undisclosed Sale

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