

## 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

LOT 243 UPLANDS CRESCENT 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

\$270,000

&

\$290,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$485,000

Property type

House

Suburb

Melton South

Period-from

01 May 2023

to

30 Apr 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

5 PEREGRINE WAY MELTON SOUTH VIC 3338	\$300,000	07-Mar-24
7 SONGLARK STREET MELTON SOUTH VIC 3338	\$295,000	23-Mar-23
3 SONGLARK STREET MELTON SOUTH VIC 3338	\$280,000	02-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: 02 May 2024



## 5 PEREGRINE WAY MELTON SOUTH VIC 3338

4 3 1

Sold Price **\$300,000** Sold Date **07-Mar-24**

Distance **0.05km**



## 7 SONGLARK STREET MELTON SOUTH VIC 3338

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Sold Price **\$295,000** Sold Date **23-Mar-23**

Distance **0.16km**



## 3 SONGLARK STREET MELTON SOUTH VIC 3338

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Sold Price **\$280,000** Sold Date **02-Jun-23**

Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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