

## 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

8 MCDONALD STREET 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

\$409,000

&

\$449,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$499,000

Property type

House

Suburb

Melton South

Period-from

01 Aug 2022

to

31 Jul 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

9 BROOKLYN ROAD MELTON SOUTH VIC 3338	\$429,000	17-Mar-23
24 SECOND AVENUE MELTON SOUTH VIC 3338	\$415,000	04-May-23
34 GRACE STREET MELTON SOUTH VIC 3338	\$420,000	05-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.~~

This Statement of Information was prepared on: 15 August 2023



**9 BROOKLYN ROAD MELTON  
SOUTH VIC 3338**

 3  1  2

Sold Price **\$429,000** Sold Date **17-Mar-23**

Distance **0.29km**



**24 SECOND AVENUE MELTON  
SOUTH VIC 3338**

 3  1  2

Sold Price **\$415,000** Sold Date **04-May-23**

Distance **0.49km**



**34 GRACE STREET MELTON  
SOUTH VIC 3338**

 3  1  2

Sold Price <sup>RS</sup> **\$420,000** Sold Date **05-Aug-23**

Distance **0.77km**

RS = Recent sale      UN = Undisclosed Sale

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