

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

9 HUME AVENUE 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$488,000

Property type

House

Suburb

Melton South

Period-from

01 Oct 2022

to

30 Sep 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

8 WALTON STREET MELTON SOUTH VIC 3338	\$480,000	12-Jul-23
81 HUME AVENUE MELTON SOUTH VIC 3338	\$455,000	25-May-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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8 WALTON STREET MELTON SOUTH VIC 3338

3 1 2

Sold Price **\$480,000** Sold Date **12-Jul-23**

Distance **0.73km**



81 HUME AVENUE MELTON SOUTH VIC 3338

3 1 2

Sold Price **\$455,000** Sold Date **25-May-23**

Distance **0.77km**



18 WICKHAM STREET MELTON SOUTH VIC 3338

3 1 2

Sold Price ^{RS} **\$465,000** Sold Date **18-Aug-23**

Distance **0.82km**

RS = Recent sale UN = Undisclosed Sale

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