

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 NEERIM 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

\$499,000

&

\$529,000

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

| | | |
|----------------------------------------|-----------|-----------|
| 50 BERNARD DRIVE MELTON SOUTH VIC 3338 | \$527,000 | 13-Mar-24 |
| 14 GRACE STREET MELTON SOUTH VIC 3338 | \$515,000 | 12-Dec-23 |
| 5 YALE STREET MELTON SOUTH VIC 3338 | \$520,000 | 27-Sep-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: 18 March 2024



50 BERNARD DRIVE MELTON SOUTH VIC 3338

 3  2  2

Sold Price ^{RS} **\$527,000** Sold Date **13-Mar-24**

Distance **0.1km**



14 GRACE STREET MELTON SOUTH VIC 3338

 3  2  2

Sold Price **\$515,000** Sold Date **12-Dec-23**

Distance **0.32km**



5 YALE STREET MELTON SOUTH VIC 3338

 3  2  1

Sold Price ^{RS} **\$520,000** ^{UN} Sold Date **27-Sep-23**

Distance **0.79km**

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

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