

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

5 Dalton Drive 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

\$399,900

&

\$439,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

House

Suburb

Melton South

Period-from

01 Oct 2020

to

30 Sep 2021

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

| | | |
|--|-----------|-----------|
| 42 Andrew Street Melton South VIC 3338 | \$420,000 | 10-Aug-21 |
| 22 Bourke Road Melton South VIC 3338 | \$430,750 | 31-Jul-21 |
| 42 Scott Street Melton VIC 3337 | \$420,000 | 09-Aug-21 |

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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42 Andrew Street Melton South VIC 3338 Sold Price **\$420,000** Sold Date **10-Aug-21**
 Distance **1.13km**
 3 1 3



22 Bourke Road Melton South VIC 3338 Sold Price **\$430,750** Sold Date **31-Jul-21**
 Distance **1.59km**
 3 1 1



42 Scott Street Melton VIC 3337 Sold Price **\$420,000** Sold Date **09-Aug-21**
 Distance **2.39km**
 3 1 2

RS = Recent sale UN = Undisclosed Sale

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