

## 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

11 NELSON COURT 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

\$499,900

&

\$549,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$486,500

Property type

House

Suburb

Melton South

Period-from

01 Jul 2021

to

30 Jun 2022

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

3 GYPSY LANE BROOKFIELD VIC 3338	\$541,000	04-May-22
11 WARATAH STREET MELTON SOUTH VIC 3338	\$540,000	14-Jun-22
100 FIRST AVENUE MELTON SOUTH VIC 3338	\$535,000	26-Apr-22

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: 11 July 2022



**3 GYPSY LANE BROOKFIELD VIC 3338**

 4  2  2

Sold Price

**\$541,000**

Sold Date **04-May-22**

Distance **0.53km**



**11 WARATAH STREET MELTON SOUTH VIC 3338**

 4  1  3

Sold Price

<sup>RS</sup> **\$540,000**

Sold Date **14-Jun-22**

Distance **0.71km**



**100 FIRST AVENUE MELTON SOUTH VIC 3338**

 4  1  2

Sold Price

**\$535,000**

Sold Date **26-Apr-22**

Distance **0.81km**

RS = Recent sale      UN = Undisclosed Sale

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