

## 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

4 ABBOTT 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

\$599,000

&

\$629,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$490,000

Property type

House

Suburb

Melton South

Period-from

01 Feb 2023

to

31 Jan 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

|   |           |           |
|---|-----------|-----------|
| 77 NORWOOD AVENUE MELTON SOUTH VIC 3338   | \$615,000 | 01-Feb-23 |
| 4 HAWKESTONE STREET MELTON SOUTH VIC 3338 | \$661,000 | 14-Feb-23 |
| 10 VALERIAN STREET MELTON SOUTH VIC 3338  | \$635,000 | 20-Jun-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: 22 February 2024



# RELIANCE

real estate

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**77 NORWOOD AVENUE MELTON  
SOUTH VIC 3338**

Sold Price

**\$615,000**

Sold Date

**01-Feb-23**

4 2 2

Distance

**0.11km**



**4 HAWKESTONE STREET MELTON  
SOUTH VIC 3338**

Sold Price

**\$661,000**

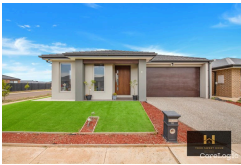
Sold Date

**14-Feb-23**

4 2 2

Distance

**0.14km**



**10 VALERIAN STREET MELTON  
SOUTH VIC 3338**

Sold Price

**\$635,000**

Sold Date

**20-Jun-23**

4 2 2

Distance

**0.23km**

RS = Recent sale

UN = Undisclosed Sale

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