

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

3 Edna Court 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

\$399,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$391,500

Property type

House

Suburb

Melton South

Period-from

01 Jun 2019

to

31 May 2020

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

151 Station Road Melton South VIC 3338	\$415,000	25-Jan-20
27 Brennan Street Melton South VIC 3338	\$432,000	14-Mar-20
39 Pinnacle Crescent Brookfield VIC 3338	\$420,000	23-Apr-20

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: 05 June 2020

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151 Station Road Melton South VIC
3338

Sold Price

\$415,000 Sold Date 25-Jan-20

3 2 3

Distance 0.59km



27 Brennan Street Melton South VIC
3338

Sold Price

\$432,000 Sold Date 14-Mar-20

4 1 1

Distance 0.92km



39 Pinnacle Crescent Brookfield
VIC 3338

Sold Price

\$420,000 Sold Date 23-Apr-20

3 2 2

Distance 1.86km

RS = Recent sale

UN = Undisclosed Sale

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