

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

1/2-4 Talia 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

\$299,000

&

\$325,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$299,500

Property type

Unit

Suburb

Melton South

Period-from

01 Nov 2018

to

31 Oct 2019

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

6/27-33 Kurrajong Crescent Melton South VIC 3338	\$310,000	05-Aug-19
1/117 Station Road Melton South VIC 3338	\$285,000	05-Jun-19
17B Blackwood Drive Melton South VIC 3338	\$315,000	25-Jun-19

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: 08 November 2019



6/27-33 Kurrajong Crescent Melton South VIC 3338

Sold Price

\$310,000

Sold Date

05-Aug-19

2

1

1

Distance

0.77km



1/117 Station Road Melton South VIC 3338

Sold Price

\$285,000

Sold Date

05-Jun-19

2

1

1

Distance

0.83km



17B Blackwood Drive Melton South VIC 3338

Sold Price

\$315,000

Sold Date

25-Jun-19

2

2

-

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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