

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 CLARENDON 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

\$595,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$511,000

Property type

House

Suburb

Melton South

Period-from

01 Nov 2021

to

31 Oct 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

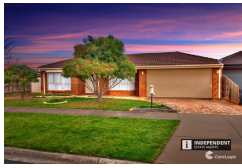
Date of sale

| | | |
|---|-----------|-----------|
| 19 CLARENDON DRIVE MELTON SOUTH VIC 3338 | \$630,000 | 20-Jul-22 |
| 2 BIRDSWING TERRACE MELTON SOUTH VIC 3338 | \$637,000 | 07-Jun-22 |
| 59 STATION ROAD MELTON SOUTH VIC 3338 | \$610,000 | 04-Jun-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: 28 November 2022



19 CLARENDON DRIVE MELTON SOUTH VIC 3338

4 2 5

Sold Price **\$630,000** Sold Date **20-Jul-22**

Distance **0.18km**



2 BIRDSWING TERRACE MELTON SOUTH VIC 3338

3 4 2

Sold Price **\$637,000** Sold Date **07-Jun-22**

Distance **1.2km**



59 STATION ROAD MELTON SOUTH VIC 3338

3 1 2

Sold Price **\$610,000** Sold Date **04-Jun-22**

Distance **1.74km**



3 FORDE AVENUE MELTON SOUTH VIC 3338

4 2 2

Sold Price **\$605,000** Sold Date **25-Jul-22**

Distance **0.18km**



5 CLEMENT WAY MELTON SOUTH VIC 3338

4 2 2

Sold Price **\$600,000** Sold Date **22-Jun-22**

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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