

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

2 HOLLYBROOK STREET 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

\$528,000

&

\$568,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$484,500

Property type

House

Suburb

Melton South

Period-from

01 Aug 2023

to

31 Jul 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

26 METROON DRIVE WEIR VIEWS VIC 3338	\$535,000	24-Jul-24
7 INNAGE AVENUE STRATHTULLOH VIC 3338	\$539,000	17-Jul-24
2 BLACKSCROFT ROAD THORNHILL PARK VIC 3335	\$563,000	16-Jul-24

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.~~

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**26 METROON DRIVE WEIR VIEWS
VIC 3338**

 3  2  2

Sold Price

^{RS} **\$535,000**

Sold Date

24-Jul-24

Distance

1.14km



**7 INNAGE AVENUE
STRATHTULLOH VIC 3338**

 3  2  2

Sold Price

^{RS} **\$539,000**

Sold Date

17-Jul-24

Distance

1.51km



**2 BLACKSCROFT ROAD
THORNHILL PARK VIC 3335**

 3  2  2

Sold Price

^{RS} **\$563,000**

Sold Date

16-Jul-24

Distance

4.19km



**43 AVONMORE WAY WEIR VIEWS
VIC 3338**

 3  2  2

Sold Price

\$550,000

Sold Date

01-Jun-24

Distance

1.43km



**30 MARRIOTT BOULEVARD WEIR
VIEWS VIC 3338**

 3  2  2

Sold Price

\$530,000

Sold Date

03-Jun-24

Distance

1.62km

RS = Recent sale

UN = Undisclosed Sale

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