

## 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

2/18 BIRDSWING TERRACE MELTON SOUTH VIC 3338

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$470,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$359,500

Property type

Unit

Suburb

Melton South

Period-from

01 Aug 2022

to

31 Jul 2023

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 1/30 BOURKE ROAD MELTON SOUTH VIC 3338 | \$495,000 | 10-Jul-23 |
| 29 NORWOOD AVENUE WEIR VIEWS VIC 3338  | \$480,000 | 27-Mar-23 |
| 10 BEALIBA AVENUE WEIR VIEWS VIC 3338  | \$500,000 | 24-Jul-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: 24 August 2023



**1/30 BOURKE ROAD MELTON  
SOUTH VIC 3338**

 3  2  1

Sold Price **\$495,000** Sold Date **10-Jul-23**

Distance **0.94km**



**29 NORWOOD AVENUE WEIR  
VIEWS VIC 3338**

 4  2  2

Sold Price **\$480,000** Sold Date **27-Mar-23**

Distance **1.28km**



**10 BEALIBA AVENUE WEIR VIEWS  
VIC 3338**

 4  2  2

Sold Price <sup>RS</sup> **\$500,000** Sold Date **24-Jul-23**

Distance **1.84km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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