

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

13 Reynolds Place, Melton South, Vic 3338


Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between \$549,000 & \$589,000

Median sale price

Median price \$520,000 Property type House Suburb Melton South

Period - From 01/07/2024 to 30/09/2024 Source  PropTrack

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 six 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
42 Hilton Way, Melton West, VIC 3337	\$564,000	11/05/2024
49 Black Dog Drive, Brookfield, VIC 3338	\$562,000	06/09/2024
22 Lavarack St, Melton South, VIC 3338	\$559,500	04/07/2024

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 six months.~~

This Statement of Information was prepared on: 03/10/2024