

## 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

15 Moss Street Melton South VIC 3338

### Indicative selling price

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

Single Price

or range  
between

\$409,000

&

\$429,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$399,500

Property type

House

Suburb

Melton South

Period-from

01 Dec 2018

to

30 Nov 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

|   |           |           |
|---|-----------|-----------|
| 45 Kurrajong Crescent Melton South VIC 3338 | \$420,000 | 09-Oct-19 |
| 126 James Melrose Drive Brookfield VIC 3338 | \$425,000 | 08-Jul-19 |
| 22 Exell Avenue Melton South VIC 3338       | \$415,000 | 18-Sep-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: 02 December 2019



**45 Kurrajong Crescent Melton South VIC 3338**

4 1 2

Sold Price **\$420,000** Sold Date **09-Oct-19**

Distance **0.99km**



**126 James Melrose Drive Brookfield VIC 3338**

4 2 2

Sold Price **\$425,000** Sold Date **08-Jul-19**

Distance **1.22km**



**22 Exell Avenue Melton South VIC 3338**

4 2 2

Sold Price **\$415,000** Sold Date **18-Sep-19**

Distance **1.41km**

RS = Recent sale

UN = Undisclosed Sale

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