

## 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

11 KURRAJONG CRESCENT 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

\$429,000

&

\$449,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$488,000

Property type

House

Suburb

Melton South

Period-from

01 Dec 2022

to

30 Nov 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 8 MCDONALD STREET MELTON SOUTH VIC 3338 | \$438,000 | 05-Sep-23 |
| 49 SECOND AVENUE MELTON SOUTH VIC 3338  | \$443,000 | 01-Jul-23 |
| 3 WATTLE PLACE MELTON SOUTH VIC 3338    | \$440,000 | 02-Dec-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: 11 December 2023



**8 MCDONALD STREET MELTON  
SOUTH VIC 3338**

3 1 2

Sold Price **\$438,000** Sold Date **05-Sep-23**

Distance **0.47km**



**49 SECOND AVENUE MELTON  
SOUTH VIC 3338**

3 1 1

Sold Price **\$443,000** Sold Date **01-Jul-23**

Distance **0.28km**



**3 WATTLE PLACE MELTON SOUTH  
VIC 3338**

3 1 -

Sold Price <sup>RS</sup> **\$440,000** <sup>UN</sup> Sold Date **02-Dec-23**

Distance **0.61km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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