

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

11/3 AUSTIN PLACE 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

\$389,000

&

\$399,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$362,000

Property type

Unit

Suburb

Melton South

Period-from

01 Nov 2023

to

31 Oct 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

2/7 COVENTRY PLACE MELTON SOUTH VIC 3338	\$390,000	31-Jul-24
32/17 CRESTMONT DRIVE MELTON SOUTH VIC 3338	\$395,000	28-Jun-24
3/55-61 BARRIES ROAD MELTON VIC 3337	\$380,000	17-Oct-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.~~

This Statement of Information was prepared on: 04 November 2024

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2/7 COVENTRY PLACE MELTON SOUTH VIC 3338

 3  1  1

Sold Price **\$390,000** Sold Date **31-Jul-24**

Distance **1.33km**



32/17 CRESTMONT DRIVE MELTON SOUTH VIC 3338

 3  1  1

Sold Price **\$395,000** Sold Date **28-Jun-24**

Distance **0.87km**



3/55-61 BARRIES ROAD MELTON VIC 3337

 3  1  1

Sold Price ^{RS} **\$380,000** Sold Date **17-Oct-24**

Distance **1.18km**

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

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