

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

9 Cromwell Close 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

\$429,000

&

\$459,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$391,500

Property type

House

Suburb

Melton South

Period-from

01 May 2019

to

30 Apr 2020

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

3 Howe Court Melton South VIC 3338	\$449,000	18-Jan-20
14 Regal Court Melton South VIC 3338	\$450,000	29-Jan-20
16 Equine Circuit Melton South VIC 3338	\$440,000	20-Feb-20

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: 28 May 2020



3 Howe Court Melton South VIC 3338

3 1 3

Sold Price

\$449,000

Sold Date

18-Jan-20

Distance

0.42km



14 Regal Court Melton South VIC 3338

3 2 4

Sold Price

\$450,000

Sold Date

29-Jan-20

Distance

1.15km



16 Equine Circuit Melton South VIC 3338

3 2 2

Sold Price

\$440,000

Sold Date

20-Feb-20

Distance

1.38km

RS = Recent sale

UN = Undisclosed Sale

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