

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

4 KURRAJONG CRESCENT 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

\$490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

House

Suburb

Melton South

Period-from

01 Sep 2023

to

31 Aug 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

| | | |
|--|-----------|-----------|
| 5 KURRAJONG CRESCENT MELTON SOUTH VIC 3338 | \$580,000 | 26-Apr-23 |
| 36 FIRST AVENUE MELTON SOUTH VIC 3338 | \$520,000 | 08-Feb-24 |
| 50 FIRST AVENUE MELTON SOUTH VIC 3338 | \$575,000 | 06-Jul-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: 16 September 2024



**5 KURRAJONG CRESCENT
MELTON SOUTH VIC 3338**

 3  1  -

Sold Price **\$580,000** Sold Date **26-Apr-23**

Distance **0.05km**



**36 FIRST AVENUE MELTON SOUTH
VIC 3338**

 4  2  -

Sold Price **\$520,000** Sold Date **08-Feb-24**

Distance **0.16km**



**50 FIRST AVENUE MELTON SOUTH
VIC 3338**

 3  2  6

Sold Price **\$575,000** Sold Date **06-Jul-24**

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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