

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

21 Kingsford Avenue 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

\$319,000

&

\$349,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$236,500

Property type

Land

Suburb

Melton South

Period-from

01 Feb 2020

to

31 Jan 2021

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 Grace Street Melton South VIC 3338	\$390,000	05-Nov-20
149 Station Road Melton South VIC 3338	\$329,000	02-Dec-20
39 Second Avenue Melton South VIC 3338	\$365,000	30-Jun-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: 04 February 2021



2 Grace Street Melton South VIC 3338

Sold Price **\$390,000** Sold Date **05-Nov-20**

3 1 4

Distance **0.25km**



149 Station Road Melton South VIC 3338

Sold Price ^{RS} **\$329,000** Sold Date **02-Dec-20**

3 1 2

Distance **0.43km**



39 Second Avenue Melton South VIC 3338

Sold Price **\$365,000** Sold Date **30-Jun-20**

3 1 2

Distance **0.5km**



43 Richard Road Melton South VIC 3338

Sold Price **\$391,000** Sold Date **18-Sep-20**

3 1 2

Distance **0.69km**



150 Station Road Melton VIC 3337

Sold Price **\$339,000** Sold Date **22-Sep-20**

3 1 2

Distance **0.83km**

RS = Recent sale UN = Undisclosed Sale

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