

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

2 CLOWES STREET 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

\$489,000

&

\$519,000

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

1 DROUIN COURT MELTON SOUTH VIC 3338	\$489,000	26-Jun-24
15 CONNEL DRIVE MELTON SOUTH VIC 3338	\$490,000	19-May-08
4 MOODIE STREET MELTON SOUTH VIC 3338	\$505,000	06-Jun-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: 30 September 2024



1 DROUIN COURT MELTON SOUTH VIC 3338 Sold Price **\$489,000** Sold Date **26-Jun-24**

 3  1  2

Distance **1.7km**



15 CONNEL DRIVE MELTON SOUTH VIC 3338 Sold Price **\$490,000** Sold Date **19-May-08**

 4  2  -

Distance **0.65km**



4 MOODIE STREET MELTON SOUTH VIC 3338 Sold Price **\$505,000** Sold Date **06-Jun-24**

 3  2  -

Distance **1.68km**

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

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