

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 Oxley Court 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

\$630,000

&

\$669,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$443,000

Property type

House

Suburb

Melton South

Period-from

01 Nov 2020

to

31 Oct 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

9 Crestmont Drive Melton South VIC 3338	\$600,000	22-Jul-21
34 Denny Place Melton South VIC 3338	\$585,000	10-Aug-21
8 Hungerford Drive Brookfield VIC 3338	\$645,000	01-Aug-21

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 November 2021


9 Crestmont Drive Melton South VIC 3338

 4
  2
  4

Sold Price

\$600,000

Sold Date

22-Jul-21

Distance

0.98km

34 Denny Place Melton South VIC 3338

 3
  1
  3

Sold Price

\$585,000

Sold Date

10-Aug-21

Distance

0.62km
Notes from your agent

Property with 4 Bedrooms


8 Hungerford Drive Brookfield VIC 3338

 4
  2
  4

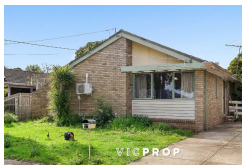
Sold Price

\$645,000

Sold Date

01-Aug-21

Distance

1.99km

34 Kurrajong Crescent Melton South VIC 3338

 4
  1
  2

Sold Price

\$620,000

Sold Date

11-Dec-20

Distance

1.39km
Notes from your agent

Sold on 03 February 2021

RS = Recent sale

UN = Undisclosed Sale

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