# 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

84 EXFORD ROAD 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	\$450,000	&	\$490,000
g	between	4 100,000	-	<b>4</b> 100,000

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$500,000	Prop	erty type	House		Suburb	Melton South
Period-from	01 Apr 2024	to	31 Mar 2	2025	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
64 RICHARD ROAD MELTON SOUTH VIC 3338	\$480,000	31-Dec-24
34 BENNETT STREET MELTON SOUTH VIC 3338	\$515,000	26-Nov-24
148 JAMES MELROSE DRIVE BROOKFIELD VIC 3338	\$520,000	13-Nov-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: 23 April 2025





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64 RICHARD ROAD MELTON SOUTH VIC 3338

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Sold Price

RS \$480,000 Sold Date 31-Dec-24

Distance 2km



34 BENNETT STREET MELTON SOUTH VIC 3338

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Sold Price

\$515,000 Sold Date 26-Nov-24

Distance 0.28km



148 JAMES MELROSE DRIVE BROOKFIELD VIC 3338

**□** 4 **□** 2 6

Sold Price

\$520,000 Sold Date 13-Nov-24

Distance 1.98km

RS = Recent sale UN = Undisclosed Sale

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