

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

7 CARDIGAN CLOSE 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

\$699,000

&

\$749,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

House

Suburb

Melton South

Period-from

01 Aug 2021

to

31 Jul 2022

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 DAVIES AVENUE BROOKFIELD VIC 3338	\$747,000	09-Feb-22
21 PINNACLE CRESCENT BROOKFIELD VIC 3338	\$725,000	11-Apr-22
20 GENOA CHASE COBBLEBANK VIC 3338	\$745,000	11-Mar-22

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: 05 August 2022



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**9 DAVIES AVENUE BROOKFIELD
VIC 3338**

4 2 2

Sold Price

\$747,000

Sold Date

09-Feb-22

Distance

1.67km



**21 PINNACLE CRESCENT
BROOKFIELD VIC 3338**

5 2 6

Sold Price

\$725,000

Sold Date

11-Apr-22

Distance

1.97km



**20 GENOA CHASE COBBLEBANK
VIC 3338**

4 2 2

Sold Price

\$745,000

Sold Date

11-Mar-22

Distance

1.73km

RS = Recent sale

UN = Undisclosed Sale

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