

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

17 Clowes Street, Melton South Vic 3338

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$560,000

&

\$610,000

Median sale price

Median price \$490,000

Property Type House

Suburb Melton South

Period - From 01/01/2023

to 31/12/2023

Source REIV

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 six 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	141 Exford Rd MELTON SOUTH 3338	\$620,000	28/11/2023
2	83 Wilson Rd MELTON SOUTH 3338	\$579,000	24/10/2023
3	9 Regal Ct MELTON SOUTH 3338	\$565,000	04/12/2023

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 six months.~~

This Statement of Information was prepared on:

18/03/2024 14:26



3 2 2

Property Type: House
Land Size: 703 sqm approx
Agent Comments

Indicative Selling Price
\$560,000 - \$610,000
Median House Price
Year ending December 2023: \$490,000

Comparable Properties



141 Exford Rd MELTON SOUTH 3338 (REI/VG) **Agent Comments**

3 2 2

Price: \$620,000
Method: Private Sale
Date: 28/11/2023
Property Type: House
Land Size: 674 sqm approx



83 Wilson Rd MELTON SOUTH 3338 (REI/VG) **Agent Comments**

5 2 2

Price: \$579,000
Method: Private Sale
Date: 24/10/2023
Property Type: House
Land Size: 588 sqm approx



9 Regal Ct MELTON SOUTH 3338 (REI/VG) **Agent Comments**

4 2 5

Price: \$565,000
Method: Private Sale
Date: 04/12/2023
Property Type: House
Land Size: 814 sqm approx

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