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

5 Kurrajong Crescent, Melton South Vic 3338

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$629,000		&		\$669,000				
Median sale p	rice								
Median price	\$490,000	Pro	operty Type	Hou	se		Suburb	Melton South	
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	6 Sandra St MELTON 3337	\$645,000	01/02/2024
2	18 Joan St MELTON 3337	\$620,000	31/01/2024
3	141 Exford Rd MELTON SOUTH 3338	\$620,000	28/11/2023

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:

21/02/2024 15:45



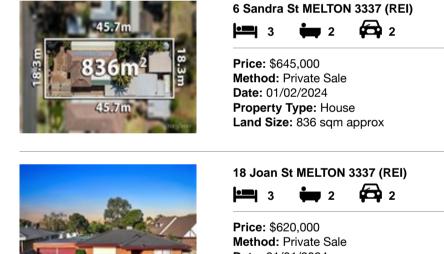






Property Type: House Land Size: 914 sqm approx Agent Comments Indicative Selling Price \$629,000 - \$669,000 Median House Price Year ending December 2023: \$490,000

Comparable Properties



Price: \$620,000 Method: Private Sale Date: 31/01/2024 Property Type: House Land Size: 842 sqm approx



141 Exford Rd MELTON SOUTH 3338 (REI)



Agent Comments

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

Account - Fletchers | P: 9836 2222 | F: 9836 9822



propertydata

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Agent Comments

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