

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

2/10 Crestmont Drive 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

\$289,000

&

\$299,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$300,000

Property type

Unit

Suburb

Melton South

Period-from

01 Jul 2019

to

30 Jun 2020

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

4/22 Creek Street Melton South VIC 3338	\$319,855	17-Jun-20
3/14 Callanan Drive Melton South VIC 3338	\$300,000	06-Jun-20
1/33 Bennett Street Melton South VIC 3338	\$290,000	04-Jun-20

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: 03 July 2020



4/22 Creek Street Melton South VIC 3338

Sold Price ^{RS} **\$319,855** Sold Date **17-Jun-20**

2 1 1

Distance **0.75km**



3/14 Callanan Drive Melton South VIC 3338

Sold Price ^{RS} **\$300,000** Sold Date **06-Jun-20**

2 1 1

Distance **1.4km**



1/33 Bennett Street Melton South VIC 3338

Sold Price ^{RS} **\$290,000** Sold Date **04-Jun-20**

2 1 1

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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