

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

2/47 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

\$415,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Unit

Suburb

Melton South

Period-from

01 May 2022

to

30 Apr 2023

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

20/3 AUSTIN PLACE MELTON SOUTH VIC 3338	\$420,000	28-Feb-23
34A CHILDS STREET MELTON SOUTH VIC 3338	\$415,000	19-Jan-23
117 SHELTERBELT AVENUE WEIR VIEWS VIC 3338	\$448,000	21-Dec-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: 04 May 2023



Shannyn Cannell

M 0455500378

E scannell@localexpertz.com.au



20/3 Austin Place, Melton South

20/3 AUSTIN PLACE MELTON SOUTH VIC 3338

3 2 1

Sold Price

^{RS} **\$420,000** Sold Date **28-Feb-23**

Distance **1.09km**



34A CHILDS STREET MELTON SOUTH VIC 3338

3 1 2

Sold Price

\$415,000 Sold Date **19-Jan-23**

Distance **1.17km**



117 SHELTERBELT AVENUE WEIR VIEWS VIC 3338

3 2 1

Sold Price

\$448,000 Sold Date **21-Dec-22**

Distance **1.6km**

RS = Recent sale

UN = Undisclosed Sale

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