

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

3/24 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

\$385,000

&

\$405,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$362,000

Property type

Unit

Suburb

Melton South

Period-from

01 Jul 2023

to

30 Jun 2024

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

1/8 BRENNAN STREET MELTON SOUTH VIC 3338	\$380,000	29-Jan-24
7/18 CREEK STREET MELTON SOUTH VIC 3338	\$385,000	16-Apr-24
4/25 STAUGHTON STREET MELTON SOUTH VIC 3338	\$378,000	29-Nov-23

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: 25 July 2024



**1/8 BRENNAN STREET MELTON
SOUTH VIC 3338**

 2  1  1

Sold Price **\$380,000** Sold Date **29-Jan-24**

Distance **0.19km**



**7/18 CREEK STREET MELTON
SOUTH VIC 3338**

 2  1  -

Sold Price **\$385,000** Sold Date **16-Apr-24**

Distance **0.26km**



**4/25 STAUGHTON STREET
MELTON SOUTH VIC 3338**

 2  1  1

Sold Price **\$378,000** Sold Date **29-Nov-23**

Distance **0.31km**

RS = Recent sale UN = Undisclosed Sale

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