

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 Mullans Street 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

\$570,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,000

Property type

House

Suburb

Melton South

Period-from

01 Aug 2020

to

31 Jul 2021

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

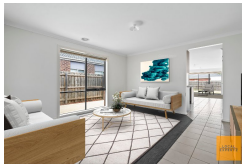
Date of sale

46 Turf Club Boulevard Melton South VIC 3338	\$535,000	26-May-21
32 Bridge Road Melton South VIC 3338	\$523,000	19-Feb-21
38 Bridge Road Melton South VIC 3338	\$542,000	18-Jun-21

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: 10 August 2021


46 Turf Club Boulevard Melton South VIC 3338

 4
  2
  2

Sold Price

\$535,000

Sold Date

26-May-21

Distance

0.04km

32 Bridge Road Melton South VIC 3338

 4
  2
  2

Sold Price

\$523,000

Sold Date

19-Feb-21

Distance

0.39km

38 Bridge Road Melton South VIC 3338

 4
  2
  2

Sold Price

^{RS} **\$542,000**

Sold Date

18-Jun-21

Distance

0.39km

63 Growth Drive Weir Views VIC 3338

 4
  2
  2

Sold Price

\$571,000

Sold Date

07-May-21

Distance

0.83km

37 Springbrook Parkway Cobblebank VIC 3338

 4
  2
  2

Sold Price

\$607,000

Sold Date

09-Feb-21

Distance

0.86km
RS = Recent sale

UN = Undisclosed Sale

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