

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

1/8 BRENNAN 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

\$385,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$369,500

Property type

Unit

Suburb

Melton South

Period-from

01 Nov 2022

to

31 Oct 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

19/17 CRESTMONT DRIVE MELTON SOUTH VIC 3338	\$375,000	29-Jul-23
3/43 ACACIA CRESCENT MELTON SOUTH VIC 3338	\$398,000	29-Mar-23
38/17 CRESTMONT DRIVE MELTON SOUTH VIC 3338	\$400,000	26-Sep-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: 16 November 2023



19/17 CRESTMONT DRIVE MELTON SOUTH VIC 3338 Sold Price **\$375,000** Sold Date **29-Jul-23**

 3  1  1

Distance **0.44km**



3/43 ACACIA CRESCENT MELTON SOUTH VIC 3338 Sold Price **\$398,000** Sold Date **29-Mar-23**

 3  2  1

Distance **0.63km**



38/17 CRESTMONT DRIVE MELTON SOUTH VIC 3338 Sold Price ^{RS} **\$400,000** Sold Date **26-Sep-23**

 3  1  1

Distance **0.54km**



3/5 COVENTRY PLACE MELTON SOUTH VIC 3338 Sold Price **\$392,000** Sold Date **28-Feb-23**

 3  2  1

Distance **1.18km**



13A CLOWES STREET MELTON SOUTH VIC 3338 Sold Price **\$400,000** Sold Date **12-Dec-22**

 3  2  1

Distance **0.56km**

RS = Recent sale UN = Undisclosed Sale

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