

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 KURRAJONG CRESCENT 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

\$599,000

&

\$629,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Melton South

Period-from

01 Jun 2022

to

31 May 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

6 CRESTMONT DRIVE MELTON SOUTH VIC 3338	\$625,000	09-Feb-23
28 EXFORD ROAD MELTON SOUTH VIC 3338	\$640,000	16-Jan-23
5 KURRAJONG CRESCENT MELTON SOUTH VIC 3338	\$580,000	12-May-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.~~

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6 CRESTMONT DRIVE MELTON SOUTH VIC 3338

Sold Price

\$625,000

Sold Date **09-Feb-23**

4 2 2

Distance **0.45km**



28 EXFORD ROAD MELTON SOUTH VIC 3338

Sold Price

\$640,000

Sold Date **16-Jan-23**

4 1 2

Distance **0.56km**



5 KURRAJONG CRESCENT MELTON SOUTH VIC 3338

Sold Price

^{RS} **\$580,000**

Sold Date **12-May-23**

3 1 2

Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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