

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

53/17 CRESTMONT DRIVE 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

\$375,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$360,000

Property type

Unit

Suburb

Melton South

Period-from

01 Nov 2023

to

31 Oct 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

32/17 CRESTMONT DRIVE MELTON SOUTH VIC 3338	\$395,000	28-Jun-24
49/35 TULLIDGE STREET MELTON VIC 3337	\$380,000	02-Aug-24
2/7 COVENTRY PLACE MELTON SOUTH VIC 3338	\$390,000	31-Jul-24

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 November 2024



32/17 CRESTMONT DRIVE MELTON SOUTH VIC 3338

Sold Price

\$395,000

Sold Date

28-Jun-24

3

1

1

Distance

0.12km



49/35 TULLIDGE STREET MELTON VIC 3337

Sold Price

\$380,000

Sold Date

02-Aug-24

3

1

-

Distance

2.43km



2/7 COVENTRY PLACE MELTON SOUTH VIC 3338

Sold Price

\$390,000

Sold Date

31-Jul-24

3

1

1

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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