

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

1/162 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

\$449,000

&

\$479,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$484,500

Property type

House

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 EQUINE CIRCUIT MELTON SOUTH VIC 3338	\$475,000	16-May-24
29 OLDBRIDGE BOULEVARD WEIR VIEWS VIC 3338	\$470,000	21-Jun-24
24 NANTHA WAY BROOKFIELD VIC 3338	\$475,000	20-May-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.~~

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1 EQUINE CIRCUIT MELTON SOUTH VIC 3338 Sold Price **\$475,000** Sold Date **16-May-24**

 3  2  1

Distance **0.18km**



29 OLDBRIDGE BOULEVARD WEIR VIEWS VIC 3338 Sold Price ^{RS} **\$470,000** Sold Date **21-Jun-24**

 3  2  1

Distance **1.35km**



24 NANTHA WAY BROOKFIELD VIC 3338 Sold Price ^{RS} **\$475,000** ^{UN} Sold Date **20-May-24**

 3  2  1

Distance **4.18km**

RS = Recent sale **UN** = Undisclosed Sale

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