

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

27 Bridge Road, Melton South Vic 3338

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$390,000 & \$430,000

Median sale price

Median price \$490,000 Property Type House Suburb Melton South

Period - From 01/01/2023 to 31/12/2023 Source REIV

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 six 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	8 Walton St MELTON SOUTH 3338	\$480,000	25/07/2023
2	37 Bennett St MELTON SOUTH 3338	\$419,000	12/11/2023
3	23 Bridgeford Cr MELTON SOUTH 3338	\$413,000	29/11/2023

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 six months.~~

This Statement of Information was prepared on: 13/02/2024

27 Bridge Road, Melton South Vic 3338

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Property Type:
Agent Comments

Indicative Selling Price
\$390,000 - \$430,000
Median House Price
Year ending December 2023: \$490,000

Comparable Properties



8 Walton St MELTON SOUTH 3338 (REI/VG)

Agent Comments



Price: \$480,000
Method: Private Sale
Date: 25/07/2023
Property Type: House
Land Size: 632 sqm approx



37 Bennett St MELTON SOUTH 3338 (REI/VG)

Agent Comments



Price: \$419,000
Method: Private Sale
Date: 12/11/2023
Property Type: House
Land Size: 586 sqm approx



23 Bridgeford Cr MELTON SOUTH 3338 (REI)

Agent Comments



Price: \$413,000
Method: Auction Sale
Date: 29/11/2023
Property Type: House (Res)

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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