

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

8 REGAL COURT 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

\$595,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

House

Suburb

Melton South

Period-from

01 Jan 2024

to

31 Dec 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

7 STURT ROAD MELTON SOUTH VIC 3338	\$620,000	20-Nov-24
10 GARFIELD CLOSE MELTON SOUTH VIC 3338	\$610,000	08-Jan-25
5 CAMPASPE CRESCENT BROOKFIELD VIC 3338	\$600,000	16-Nov-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: 18 January 2025



7 STURT ROAD MELTON SOUTH VIC 3338

4 2 -

Sold Price ^{RS} **\$620,000** ^{UN} Sold Date **20-Nov-24**

Distance **0.58km**



10 GARFIELD CLOSE MELTON SOUTH VIC 3338

4 2 2

Sold Price ^{RS} **\$610,000** Sold Date **08-Jan-25**

Distance **1.09km**



5 CAMPASPE CRESCENT BROOKFIELD VIC 3338

4 2 2

Sold Price **\$600,000** Sold Date **16-Nov-24**

Distance **2.12km**

RS = Recent sale

UN = Undisclosed Sale

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