## 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

10/17 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	\$320,000	&	\$340,000			
Median sale price							

(\*Delete house or unit as applicable)

Median Price	\$415,000 Property type		erty type	House		Suburb	Melton South
Period-from	01 Apr 2020	to	31 Mar 2	2021	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
9/50-52 Station Road Melton South VIC 3338	\$320,000	02-Mar-21
14/69-71 Barries Road Melton VIC 3337	\$321,000	19-Jan-21
5/36 Unitt Street Melton VIC 3337	\$322,570	30-Oct-20

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: 15 April 2021



consumer.vic.gov.au

# Raine&Horne.

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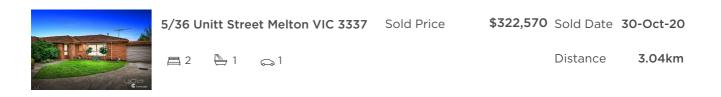
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9/50-5 VIC 33		n Road Melton South	<sup>RS</sup> \$320,000	Sold Date	02-Mar-21	
圔 2	1	<b>Ģ</b> 1			Distance	1.12km



14/69- 3337	71 Barrie	es Road Melton VIC	Sold Price	\$321,000	Sold Date	19-Jan-21
<b>a</b> 2	ا	ç⊒ 1			Distance	1.89km



#### RS = Recent sale UN = Undisclosed Sale

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