

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

House

Suburb

Melton South

Period-from

01 Apr 2020

to

31 Mar 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



9/50-52 Station Road Melton South VIC 3338

Sold Price

^{RS} **\$320,000**

Sold Date

02-Mar-21

2

1

1

Distance

1.12km



14/69-71 Barries Road Melton VIC 3337

Sold Price

\$321,000

Sold Date

19-Jan-21

2

1

1

Distance

1.89km



5/36 Unitt Street Melton VIC 3337

Sold Price

\$322,570

Sold Date

30-Oct-20

2

1

1

Distance

3.04km

RS = Recent sale

UN = Undisclosed Sale

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