

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 DROUIN 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

\$489,000

&

\$519,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

House

Suburb

Melton South

Period-from

01 Jun 2023

to

31 May 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

3 REYNOLDS PLACE MELTON SOUTH VIC 3338	\$495,500	08-Jun-24
38 MANSON DRIVE MELTON SOUTH VIC 3338	\$520,000	22-Jan-24
63 BLAMEY DRIVE MELTON SOUTH VIC 3338	\$491,000	24-Feb-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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3 REYNOLDS PLACE MELTON SOUTH VIC 3338

 3  1  4

Sold Price ^{RS} **\$495,500** Sold Date **08-Jun-24**

Distance **0.22km**



38 MANSON DRIVE MELTON SOUTH VIC 3338

 3  1  2

Sold Price **\$520,000** Sold Date **22-Jan-24**

Distance **1.1km**



63 BLAMEY DRIVE MELTON SOUTH VIC 3338

 3  1  2

Sold Price **\$491,000** Sold Date **24-Feb-24**

Distance **1.73km**

RS = Recent sale UN = Undisclosed Sale

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