

## 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

104 PINTAIL DRIVE MELTON SOUTH VIC 3338

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$679,000

&

\$699,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$485,000

Property type

House

Suburb

Melton South

Period-from

01 May 2023

to

30 Apr 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

25 BELCONNEN AVENUE STRATHTULLOH VIC 3338	\$680,000	27-Nov-23
50 CASTLECRAG WAY STRATHTULLOH VIC 3338	\$683,000	22-Apr-24
20 CORAL STREET COBBLEBANK VIC 3338	\$680,000	26-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.~~

This Statement of Information was prepared on: 06 May 2024



**25 BELCONNEN AVENUE  
STRATHTULLOH VIC 3338**

 4  2  2

Sold Price **\$680,000** Sold Date **27-Nov-23**

Distance **0.85km**



**50 CASTLECRAG WAY  
STRATHTULLOH VIC 3338**

 4  2  2

Sold Price <sup>RS</sup> **\$683,000** Sold Date **22-Apr-24**

Distance **1.08km**



**20 CORAL STREET COBBLEBANK  
VIC 3338**

 4  2  2

Sold Price **\$680,000** Sold Date **26-Feb-24**

Distance **1.26km**

RS = Recent sale      UN = Undisclosed Sale

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