

## 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

14/17 CRESTMONT 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

\$350,000

&

\$380,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$369,500

Property type

Unit

Suburb

Melton South

Period-from

01 Oct 2022

to

30 Sep 2023

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

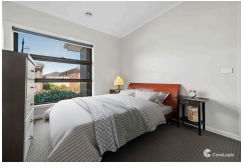
Date of sale

7/84 ALBERT DRIVE MELTON SOUTH VIC 3338	\$370,000	13-May-23
1/22 CREEK STREET MELTON SOUTH VIC 3338	\$365,000	02-Oct-23
2/22 EXFORD ROAD MELTON SOUTH VIC 3338	\$370,000	17-Jul-23

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: 24 October 2023



**7/84 ALBERT DRIVE MELTON  
SOUTH VIC 3338**

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Sold Price **\$370,000** Sold Date **13-May-23**

Distance **1.25km**

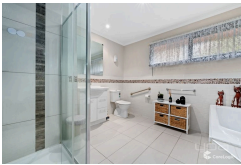


**1/22 CREEK STREET MELTON  
SOUTH VIC 3338**

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Sold Price <sup>RS</sup> **\$365,000** Sold Date **02-Oct-23**

Distance **0.88km**



**2/22 EXFORD ROAD MELTON  
SOUTH VIC 3338**

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Sold Price **\$370,000** Sold Date **17-Jul-23**

Distance **0.56km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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