

## 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

145 EXFORD ROAD 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

\$539,000

&

\$569,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$482,000

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

9 REGAL COURT MELTON SOUTH VIC 3338	\$565,000	04-Dec-23
2A BIRDSWING TERRACE MELTON SOUTH VIC 3338	\$560,000	03-Jul-23
129 EXFORD ROAD MELTON SOUTH VIC 3338	\$540,000	18-Apr-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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**9 REGAL COURT MELTON SOUTH VIC 3338** Sold Price **\$565,000** Sold Date **04-Dec-23**

 3  2  4

Distance **0.19km**



**2A BIRDSWING TERRACE MELTON SOUTH VIC 3338** Sold Price **\$560,000** Sold Date **03-Jul-23**

 4  2  1

Distance **0.19km**



**129 EXFORD ROAD MELTON SOUTH VIC 3338** Sold Price <sup>RS</sup> **\$540,000** Sold Date **18-Apr-24**

 3  1  6

Distance **0.2km**

RS = Recent sale      UN = Undisclosed Sale

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