

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

2 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

\$589,000

&

\$639,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$499,000

Property type

House

Suburb

Melton South

Period-from

01 Aug 2022

to

31 Jul 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

5 WOOTTON COURT MELTON SOUTH VIC 3338	\$625,000	27-Jun-23
38 IRONBARK WAY BROOKFIELD VIC 3338	\$615,000	09-Jul-23
39 DENNY PLACE MELTON SOUTH VIC 3338	\$570,000	09-Jun-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: 07 August 2023

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5 WOOTTON COURT MELTON SOUTH VIC 3338

4 1 4

Sold Price

^{RS}

\$625,000

Sold Date

27-Jun-23

Distance

1.08km



38 IRONBARK WAY BROOKFIELD VIC 3338

4 2 2

Sold Price

\$615,000

Sold Date

09-Jul-23

Distance

1.72km



39 DENNY PLACE MELTON SOUTH VIC 3338

3 2 2

Sold Price

\$570,000

Sold Date

09-Jun-23

Distance

1.64km

RS = Recent sale

UN = Undisclosed Sale

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