

# 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

27 Bridge 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)

Range between \$400,000 & \$430,000

### Median sale price

Median price \$490,000 Property Type House Suburb Melton South

Period - From 01/01/2023 to 31/12/2023 Source REIV

### 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 six 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
1	8 Walton St MELTON SOUTH 3338	\$480,000	25/07/2023
2	37 Bennett St MELTON SOUTH 3338	\$419,000	12/11/2023
3	23 Bridgeford Cr MELTON SOUTH 3338	\$413,000	29/11/2023

**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 six months.~~

This Statement of Information was prepared on:

18/01/2024 15:46

27 Bridge Road, Melton South Vic 3338

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**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$400,000 - \$430,000  
**Median House Price**  
Year ending December 2023: \$490,000

## Comparable Properties



**8 Walton St MELTON SOUTH 3338 (REI/VG)** Agent Comments



**Price:** \$480,000  
**Method:** Private Sale  
**Date:** 25/07/2023  
**Property Type:** House  
**Land Size:** 632 sqm approx



**37 Bennett St MELTON SOUTH 3338 (REI/VG)** Agent Comments



**Price:** \$419,000  
**Method:** Private Sale  
**Date:** 12/11/2023  
**Property Type:** House  
**Land Size:** 586 sqm approx



**23 Bridgeford Cr MELTON SOUTH 3338 (REI)** Agent Comments



**Price:** \$413,000  
**Method:** Auction Sale  
**Date:** 29/11/2023  
**Property Type:** House (Res)

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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