

# 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 29 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 \$599,900 & \$659,000

## Median sale price

Median price \$475,000 Property type House Suburb Melton South

Period - From 01/11/2023 to 31/01/2024 Source  PropTrack

## 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
12 Mossman Grove, Cobblebank, VIC 3338	\$657,000	12/10/2023
8 Maclaren Dr, Melton South, VIC 3338	\$656,000	10/10/2023
49 Eaglemont Drive, Strathtulloh, VIC 3338	\$655,000	09/11/2023

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: 20/02/2024