

## 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

3 CARDIGAN CLOSE 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

\$719,000

&

\$755,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$484,500

Property type

House

Suburb

Melton South

Period-from

01 Jul 2023

to

30 Jun 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




14 BOTANICA SPRINGS BOULEVARD BROOKFIELD VIC 3338	\$742,000	02-Nov-23
19 BOTANICA SPRINGS BOULEVARD BROOKFIELD VIC 3338	\$780,000	03-Nov-23
11 MOSSMAN GROVE COBBLEBANK VIC 3338	\$767,000	14-Jun-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.~~




This Statement of Information was prepared on: 09 July 2024



**14 BOTANICA SPRINGS  
BOULEVARD BROOKFIELD VIC  
3338**  
 4  2  2

Sold Price **\$742,000** Sold Date **02-Nov-23**  
Distance **1.51km**



**19 BOTANICA SPRINGS  
BOULEVARD BROOKFIELD VIC  
3338**  
 4  2  3

Sold Price **\$780,000** Sold Date **03-Nov-23**  
Distance **1.58km**



**11 MOSSMAN GROVE  
COBBLEBANK VIC 3338**  
 4  3  2

Sold Price <sup>RS</sup> **\$767,000** Sold Date **14-Jun-24**  
Distance **1.79km**

RS = Recent sale      UN = Undisclosed Sale

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