

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

31 BRIDGEOFORD CRESCENT 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

House

Suburb

Melton South

Period-from

01 Mar 2023

to

29 Feb 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

98 FIRST AVENUE MELTON SOUTH VIC 3338	\$475,000	10-Dec-23
9 HUME AVENUE MELTON SOUTH VIC 3338	\$445,000	20-Feb-24
63 BLAMEY DRIVE MELTON SOUTH VIC 3338	\$491,000	24-Feb-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: 01 March 2024

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98 FIRST AVENUE MELTON SOUTH Sold Price
VIC 3338

3 1 -

\$475,000 Sold Date **10-Dec-23**

Distance **1.72km**



9 HUME AVENUE MELTON SOUTH Sold Price
VIC 3338

3 1 2

^{RS} **\$445,000** Sold Date **20-Feb-24**

Distance **0.87km**



63 BLAMEY DRIVE MELTON SOUTH Sold Price
VIC 3338

3 1 2

^{RS} **\$491,000** Sold Date **24-Feb-24**

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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