

## 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 BRAND COURT 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

\$409,000

&

\$449,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Other

Suburb

Melton South

Period-from

01 May 2021

to

30 Apr 2022

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
13A CLOWES STREET MELTON SOUTH VIC 3338	\$425,000	20-Sep-21
2/3 MITCHELL ROAD MELTON SOUTH VIC 3338	\$424,000	20-Nov-21
53 CHILDS STREET MELTON SOUTH VIC 3338	\$400,000	24-Oct-21

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: 31 May 2022

Mark Edwards  
 P 97548899  
 M 0422 017 068  
 E medwards@ypa.com.au



**13A CLOWES STREET MELTON  
 SOUTH VIC 3338**

 3  2  1

Sold Price **\$425,000** Sold Date **20-Sep-21**

Distance -



**2/3 MITCHELL ROAD MELTON  
 SOUTH VIC 3338**

 2  2  1

Sold Price **\$424,000** Sold Date **20-Nov-21**

Distance -



**53 CHILDS STREET MELTON  
 SOUTH VIC 3338**

 3  1  1

Sold Price **\$400,000** Sold Date **24-Oct-21**

Distance -

RS = Recent sale UN = Undisclosed Sale

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