

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 Lawson Road 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

\$499,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$438,000

Property type

House

Suburb

Melton South

Period-from

01 Sep 2020

to

31 Aug 2021

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

3 Strachan Place Melton South VIC 3338	\$523,000	06-Aug-21
2 Glenelg Court Brookfield VIC 3338	\$500,000	09-Jul-21
44 Cahill Drive Brookfield VIC 3338	\$520,000	29-Apr-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: 15 September 2021



3 Strachan Place Melton South VIC 3338

 3  2  2

Sold Price

^{RS}

\$523,000

Sold Date

06-Aug-21

Distance

0.48km



2 Glenelg Court Brookfield VIC 3338

 4  1  2

Sold Price

\$500,000

Sold Date

09-Jul-21

Distance

1.41km



44 Cahill Drive Brookfield VIC 3338

 3  2  2

Sold Price

\$520,000

Sold Date

29-Apr-21

Distance

1.89km

RS = Recent sale

UN = Undisclosed Sale

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