

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

2 FORREST STREET 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

\$599,000

&

\$639,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$462,000

Property type

House

Suburb

Melton South

Period-from

01 Apr 2021

to

31 Mar 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

9 BIRDSWING TERRACE MELTON SOUTH VIC 3338	\$610,000	07-Dec-21
10 EYRE STREET MELTON SOUTH VIC 3338	\$633,000	18-Feb-22
158 EXFORD ROAD MELTON SOUTH VIC 3338	\$636,000	20-Nov-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: 06 April 2022



9 BIRDSWING TERRACE MELTON SOUTH VIC 3338

 4  2  2

Sold Price **\$610,000** Sold Date **07-Dec-21**

Distance **0.49km**



10 EYRE STREET MELTON SOUTH VIC 3338

 3  2  5

Sold Price ^{RS} **\$633,000** Sold Date **18-Feb-22**

Distance **0.45km**



158 EXFORD ROAD MELTON SOUTH VIC 3338

 3  2  2

Sold Price **\$636,000** Sold Date **20-Nov-21**

Distance **0.72km**

RS = Recent sale UN = Undisclosed Sale

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