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<br>Including suburb and postcode | 49 Callanan Drive 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 | $449,000 | & | $489,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $443,000 | Property type | House | Suburb | Melton South |
| Period-from | 01 Dec 2020 | to | 30 Nov 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 |
|---|---|---|
| 12 Richard Road Melton South VIC 3338 | $455,000 | 04-Sep-21 |
| 22 Pinnacle Crescent Brookfield VIC 3338 | $470,000 | 02-Aug-21 |
| 7 Christopher Crescent Melton VIC 3337 | $450,000 | 16-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: 10 December 2021

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**12 Richard Road Melton South VIC 3338**

4 1 2

Sold Price **$455,000** Sold Date **04-Sep-21**

Distance **0.63km**



**22 Pinnacle Crescent Brookfield VIC 3338**

4 2 2

Sold Price **$470,000** Sold Date **02-Aug-21**

Distance **0.64km**



**7 Christopher Crescent Melton VIC 3337**

4 2 2

Sold Price RS **$450,000** Sold Date **16-Nov-21**

Distance **0.74km**

**RS** = Recent sale **UN** = Undisclosed Sale

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