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 | 45 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 | $399,000 | & | $429,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $443,000 | Property type | House | Suburb | Melton South |
| Period-from | 01 Nov 2020 | to | 31 Oct 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 |
|---|---|---|
| 2 Kamil Street Melton South VIC 3338 | $423,000 | 20-Jun-21 |
| 10 Elizabeth Street Melton South VIC 3338 | $421,000 | 26-Jun-21 |
| 15 Kurrajong Crescent Melton South VIC 3338 | $425,000 | 27-Jul-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: 24 November 2021

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**2 Kamil Street Melton South VIC 3338**

3 1 1

Sold Price **$423,000** Sold Date **20-Jun-21**

Distance **0.17km**



**10 Elizabeth Street Melton South VIC 3338**

3 1 1

Sold Price **$421,000** Sold Date **26-Jun-21**

Distance **0.97km**



**15 Kurrajong Crescent Melton South VIC 3338**

3 1 1

Sold Price **$425,000** Sold Date **27-Jul-21**

Distance **1.07km**

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

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