

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

1/70 COBURNS 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

\$395,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$360,000

Property type

Unit

Suburb

Melton South

Period-from

01 Aug 2023

to

31 Jul 2024

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

3/24 EXFORD ROAD MELTON SOUTH VIC 3338	\$385,000	13-Aug-24
2/57 CHURCH STREET MELTON VIC 3337	\$400,000	11-Apr-23
7/39 SCOTT STREET MELTON VIC 3337	\$410,000	04-Jun-23

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: 17 August 2024



3/24 EXFORD ROAD MELTON SOUTH VIC 3338

🛏️ 2 🚿 1 🚗 1

Sold Price

RS

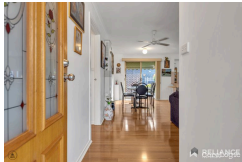
\$385,000

Sold Date

13-Aug-24

Distance

1.38km



2/57 CHURCH STREET MELTON VIC 3337

🛏️ 2 🚿 1 🚗 1

Sold Price

\$400,000

Sold Date

11-Apr-23

Distance

1.95km



7/39 SCOTT STREET MELTON VIC 3337

🛏️ 2 🚿 1 🚗 1

Sold Price

\$410,000

Sold Date

04-Jun-23

Distance

2.3km



2/15 GLOUCESTER WAY MELTON WEST VIC 3337

🛏️ 2 🚿 1 🚗 1

Sold Price

\$400,000

Sold Date

03-May-24

Distance

2.7km



1/15 MAREE COURT KURUNJANG VIC 3337

🛏️ 2 🚿 1 🚗 1

Sold Price

\$405,000

Sold Date

02-Aug-23

Distance

4.08km



3/13 FISHBURN GROVE HARKNESS VIC 3337

🛏️ 2 🚿 1 🚗 1

Sold Price

\$400,000

Sold Date

29-Jul-23

Distance

3.18km

RS = Recent sale

UN = Undisclosed Sale

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**1B MARINA DRIVE MELTON VIC
3337**

Sold Price

\$425,000

Sold Date

05-Mar-24

 2

 1

 1

Distance

2.21km

RS = Recent sale

UN = Undisclosed Sale

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