

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

8 EXFORD 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

\$1,500,000

&

\$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

House

Suburb

Melton South

Period-from

01 Jan 2023

to

31 Dec 2023

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

5 KILLARNEY DRIVE MELTON VIC 3337	\$1,510,000	16-Aug-22
5 GREENSTEAD AMBLE KURUNJANG VIC 3337	\$1,500,000	23-Dec-22
1915 GISBORNE-MELTON ROAD KURUNJANG VIC 3337	\$1,500,000	28-May-22

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: 30 January 2024



5 KILLARNEY DRIVE MELTON VIC 3337

 4  3  2

Sold Price

\$1,510,000

Sold Date

16-Aug-22

Distance

3.65km



5 GREENSTEAD AMBLE KURUNJANG VIC 3337

 4  2  7

Sold Price

\$1,500,000

Sold Date

23-Dec-22

Distance

4.38km



1915 GISBORNE-MELTON ROAD KURUNJANG VIC 3337

 3  2  6

Sold Price

Sold Date

28-May-22

Distance

4.16km

RS = Recent sale

UN = Undisclosed Sale

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