

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

40/17 CRESTMONT 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

\$405,000

&

\$435,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$360,000

Property type

Unit

Suburb

Melton South

Period-from

01 Nov 2023

to

31 Oct 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

32/17 CRESTMONT DRIVE MELTON SOUTH VIC 3338	\$395,000	28-Jun-24
2/7 COVENTRY PLACE MELTON SOUTH VIC 3338	\$390,000	31-Jul-24
2/21 REYNOLDS PLACE MELTON SOUTH VIC 3338	\$377,500	06-Apr-24

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: 13 November 2024



32/17 CRESTMONT DRIVE MELTON SOUTH VIC 3338 Sold Price **\$395,000** Sold Date **28-Jun-24**

 3  1  1

Distance **0.04km**



2/7 COVENTRY PLACE MELTON SOUTH VIC 3338 Sold Price **\$390,000** Sold Date **31-Jul-24**

 3  1  1

Distance **0.65km**



2/21 REYNOLDS PLACE MELTON SOUTH VIC 3338 Sold Price **\$377,500** Sold Date **06-Apr-24**

 3  1  1

Distance **1.42km**



48/62 ANDREW STREET MELTON SOUTH VIC 3338 Sold Price **\$360,000** Sold Date **13-Feb-24**

 3  1  1

Distance **1.72km**



44/62 ANDREW STREET MELTON SOUTH VIC 3338 Sold Price ^{RS} **\$350,000** Sold Date **04-Nov-24**

 3  1  1

Distance **1.74km**

RS = Recent sale UN = Undisclosed Sale

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