

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

2 Brolga Court Melton VIC 3337

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

\$490,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$427,000

Property type

House

Suburb

Melton

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 Emu Court Melton VIC 3337	\$515,000	28-Oct-21
2 Barnong Close Kurunjang VIC 3337	\$495,000	18-Jun-21
3 Wattle Bark Place Melton VIC 3337	\$490,000	13-May-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.~~

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2 Emu Court Melton VIC 3337

Sold Price

^{RS} **\$515,000** Sold Date **28-Oct-21**

3 2 2

Distance **0.64km**



2 Barnong Close Kurunjang VIC 3337

Sold Price

\$495,000 Sold Date **18-Jun-21**

3 2 2

Distance **1.47km**



3 Wattle Bark Place Melton VIC 3337

Sold Price

\$490,000 Sold Date **13-May-21**

3 2 2

Distance **1.49km**

RS = Recent sale

UN = Undisclosed Sale

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