

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

7 Birdswing Terrace, Melton South Vic 3338

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$570,000 & \$627,000

Median sale price

Median price \$525,000 Property Type House Suburb Melton South

Period - From 01/10/2023 to 31/12/2023 Source REIV

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 six 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
1	13 Coltan Av COBBLEBANK 3338	\$625,000	01/03/2024
2	64 Metroon Dr WEIR VIEWS 3338	\$595,000	08/04/2024
3	38 Enrica Dr MELTON SOUTH 3338	\$570,000	20/03/2024

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 six months.~~

This Statement of Information was prepared on:

10/04/2024 11:05



 4  2  2

Property Type: House
Land Size: 601 sqm approx
Agent Comments

Indicative Selling Price
\$570,000 - \$627,000
Median House Price
December quarter 2023: \$525,000

Comparable Properties



13 Coltan Av COBBLEBANK 3338 (REI)

Agent Comments

 4  2  2

Price: \$625,000
Method: Private Sale
Date: 01/03/2024
Property Type: House
Land Size: 420 sqm approx



64 Metroon Dr WEIR VIEWS 3338 (REI)

Agent Comments

 4  2  2

Price: \$595,000
Method: Private Sale
Date: 08/04/2024
Property Type: House



38 Enrica Dr MELTON SOUTH 3338 (REI)

Agent Comments

 4  2  2

Price: \$570,000
Method: Private Sale
Date: 20/03/2024
Property Type: House