

# STATEMENT OF INFORMATION

1/14 CALLANAN DRIVE, MELTON SOUTH, VIC 3338 PREPARED BY ATREALTY - JOHN SLAVKOSKI, PHONE: 0416 981 143



#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 1/14 CALLANAN DRIVE, MELTON SOUTH, 🕮 2 🕒 1







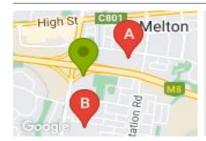
**Indicative Selling Price** 

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

Single Price:

\$350,000

#### MEDIAN SALE PRICE



# **MELTON SOUTH, VIC, 3338**

**Suburb Median Sale Price (House)** 

\$500,000

01 June 2023 to 31 August 2023

Provided by: **pricefinder** 

#### COMPARABLE PROPERTIES

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.



## 12/69-71 BARRIES RD, MELTON, VIC







Sale Price

\$365,000

Sale Date: 30/06/2023

Distance from Property: 658m





#### 2/3 AUSTIN PL, MELTON SOUTH, VIC







**Sale Price** 

\$345,000

Sale Date: 14/10/2022

Distance from Property: 735m



# Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Sections 47AF of the Estate Agents Act 1980

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at

# Property offered for sale

	Add	ress
Including	suburb	and
	posto	code

1/14 CALLANAN DRIVE, MELTON SOUTH, VIC 3338

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

Single Price:	\$350,000

#### Median sale price

Median price	\$500,000	Property type	Unit	Su	Suburb	MELTON SOUTH	
Period	01 June 2023 to 31 August 2023		Source		p	pricefinder	

#### Comparable property sales

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.

Address of comparable property		Price	Date of sale
	12/69-71 BARRIES RD, MELTON, VIC 3337	\$365,000	30/06/2023
	2/3 AUSTIN PL, MELTON SOUTH, VIC 3338	\$345,000	14/10/2022

This Statement of Information was prepared on:

22/09/2023

