

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

48/62 ANDREW STREET 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

\$349,000

&

\$379,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$370,000

Property type

Unit

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

14/62 ANDREW STREET MELTON SOUTH VIC 3338	\$362,000	22-Nov-23
28/62 ANDREW STREET MELTON SOUTH VIC 3338	\$357,000	17-Oct-23
1/32 BROOKLYN ROAD MELTON SOUTH VIC 3338	\$350,000	05-Dec-23

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.~~

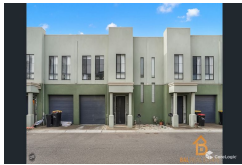
This Statement of Information was prepared on: 08 January 2024



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**14/62 ANDREW STREET MELTON
SOUTH VIC 3338**

3 1 2

Sold Price

^{RS} **\$362,000** Sold Date **22-Nov-23**

Distance **0.09km**



**28/62 ANDREW STREET MELTON
SOUTH VIC 3338**

3 1 -

Sold Price

^{RS} **\$357,000** Sold Date **17-Oct-23**

Distance **0.19km**



**1/32 BROOKLYN ROAD MELTON
SOUTH VIC 3338**

2 1 1

Sold Price

^{RS} **\$350,000** Sold Date **05-Dec-23**

Distance **1.15km**

RS = Recent sale

UN = Undisclosed Sale

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