

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

3/66 UNITT STREET 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

\$335,000

&

\$365,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$371,000

Property type

Unit

Suburb

Melton

Period-from

01 Apr 2023

to

31 Mar 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

2/29 CHURCH STREET MELTON VIC 3337

\$370,000

04-Dec-23

13/44-50 PHILLIP STREET MELTON SOUTH VIC 3338

\$350,000

27-Dec-23

3/55 CHILDS STREET MELTON SOUTH VIC 3338

\$370,000

25-Jan-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: 18 April 2024



2/29 CHURCH STREET MELTON VIC 3337

2 1 1

Sold Price

\$370,000

Sold Date **04-Dec-23**

Distance

0.46km



13/44-50 PHILLIP STREET MELTON SOUTH VIC 3338

2 1 1

Sold Price

\$350,000

Sold Date **27-Dec-23**

Distance

1.21km



3/55 CHILDS STREET MELTON SOUTH VIC 3338

2 1 1

Sold Price

\$370,000

Sold Date **25-Jan-24**

Distance

1.76km

RS = Recent sale

UN = Undisclosed Sale

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