

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

3/7 TOOLERN 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

\$329,000

&

\$359,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$369,500

Property type

Unit

Suburb

Melton South

Period-from

01 Oct 2022

to

30 Sep 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

1/15 TOOLERN STREET MELTON SOUTH VIC 3338	\$340,000	24-Jul-23
6/35 WICKHAM STREET MELTON SOUTH VIC 3338	\$340,000	27-Apr-23
3/69-71 BARRIES ROAD MELTON VIC 3337	\$355,000	19-Jun-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: 02 October 2023

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**1/15 TOOLERN STREET MELTON
SOUTH VIC 3338**

 2  1  1

Sold Price **\$340,000** Sold Date **24-Jul-23**

Distance **0.1km**



**6/35 WICKHAM STREET MELTON
SOUTH VIC 3338**

 2  1  1

Sold Price

Sold Date **27-Apr-23**

Distance **0.61km**



**3/69-71 BARRIES ROAD MELTON
VIC 3337**

 2  1  1

Sold Price

\$355,000 Sold Date **19-Jun-23**

Distance **1.73km**

RS = Recent sale UN = Undisclosed Sale

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