

## 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

26/62 ANDREW STREET MELTON SOUTH VIC 3338

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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

\$360,000

Property type

Unit

Suburb

Melton South

Period-from

01 Aug 2023

to

31 Jul 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

48/62 ANDREW STREET MELTON SOUTH VIC 3338	\$360,000	13-Feb-24
2/25 STAUGHTON STREET MELTON SOUTH VIC 3338	\$353,000	16-May-24
3/99 VISTA DRIVE MELTON VIC 3337	\$363,000	02-May-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: 12 August 2024



Shannyn Cannell  
 P 0455500378  
 M 0455500378  
 E scannell@localexpertz.com.au



**48/62 ANDREW STREET MELTON SOUTH VIC 3338**

3 1 1

Sold Price **\$360,000** Sold Date **13-Feb-24**

Distance **0.19km**



**2/25 STAUGHTON STREET MELTON SOUTH VIC 3338**

2 1 -

Sold Price **\$353,000** Sold Date **16-May-24**

Distance **1.45km**



**3/99 VISTA DRIVE MELTON VIC 3337**

3 1 1

Sold Price **\$363,000** Sold Date **02-May-24**

Distance **1.47km**

RS = Recent sale      UN = Undisclosed Sale

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