

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

5/55-61 Barries Road 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

\$370,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$335,000

Property type

Unit

Suburb

Melton

Period-from

01 Aug 2020

to

31 Jul 2021

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

3/21-29 Lakewood Boulevard Melton VIC 3337	\$385,000	17-Apr-21
1/46 Church Street Melton VIC 3337	\$378,000	15-May-21
22/3 Austin Place Melton South VIC 3338	\$373,000	14-Jan-21

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: 24 August 2021



**3/21-29 Lakewood Boulevard
Melton VIC 3337**

 3  2  1

Sold Price **\$385,000** Sold Date **17-Apr-21**

Distance **1.05km**



1/46 Church Street Melton VIC 3337

 3  1  2

Sold Price **\$378,000** Sold Date **15-May-21**

Distance **1.08km**



22/3 Austin Place Melton South VIC 3338

 3  2  1

Sold Price **\$373,000** Sold Date **14-Jan-21**

Distance **1.11km**

RS = Recent sale UN = Undisclosed Sale

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