

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

35/62 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

\$364,900

&

\$379,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$362,000

Property type

Unit

Suburb

Melton South

Period-from

01 Nov 2023

to

31 Oct 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

1/81 GRETTEL GROVE MELTON VIC 3337	\$370,000	14-Dec-23
3A WARATAH STREET MELTON SOUTH VIC 3338	\$375,000	17-Sep-24
2/84 ALBERT DRIVE MELTON SOUTH VIC 3338	\$370,000	28-Aug-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: 04 November 2024



1/81 GRETTEL GROVE MELTON VIC 3337

 3  1  1

Sold Price

\$370,000

Sold Date **14-Dec-23**

Distance **0.44km**



3A WARATAH STREET MELTON SOUTH VIC 3338

 2  1  -

Sold Price

^{RS} **\$375,000**

Sold Date **17-Sep-24**

Distance **1.52km**



2/84 ALBERT DRIVE MELTON SOUTH VIC 3338

 2  1  1

Sold Price

\$370,000

Sold Date **28-Aug-24**

Distance **2.98km**

RS = Recent sale

UN = Undisclosed Sale

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