

## 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

57 STAUGHTON STREET MELTON SOUTH VIC 3338

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$485,000

Property type

House

Suburb

Melton South

Period-from

01 Jan 2023

to

31 Dec 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

35 STAUGHTON STREET MELTON SOUTH VIC 3338	\$1,000,000	15-Feb-22
125 BROOKLYN ROAD BROOKFIELD VIC 3338	\$1,200,000	20-Feb-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: 15 January 2024

Jade Carberry

P 03 9746 6222

M 0424 929 727

E jadecarberry@fnmelton.com.au



### 35 STAUGHTON STREET MELTON SOUTH VIC 3338

Sold Price **\$1,000,000** Sold Date **15-Feb-22**

 -  -  -

Distance **0.24km**



### 125 BROOKLYN ROAD BROOKFIELD VIC 3338

Sold Price **\$1,200,000** Sold Date **20-Feb-23**

 4  1  2

Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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