

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

1/58 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

\$319,000

&

\$339,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$300,000

Property type

Unit

Suburb

Melton South

Period-from

01 Mar 2020

to

28 Feb 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

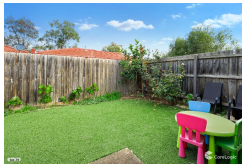
Date of sale

43/62 Andrew Street Melton South VIC 3338	\$320,000	10-Oct-20
4/62 Andrew Street Melton South VIC 3338	\$300,000	30-Nov-20
14/62 Andrew Street Melton South VIC 3338	\$304,000	08-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: 25 March 2021



43/62 Andrew Street Melton South VIC 3338 Sold Price **\$320,000** Sold Date **10-Oct-20**

3 1 1

Distance **0.09km**



4/62 Andrew Street Melton South VIC 3338 Sold Price **\$300,000** Sold Date **30-Nov-20**

3 1 1

Distance **0.1km**



14/62 Andrew Street Melton South VIC 3338 Sold Price **\$304,000** Sold Date **08-Jan-21**

3 1 2

Distance **0.15km**



13/20-24 Palmerston Street Melton VIC 3337 Sold Price **\$349,000** Sold Date **08-Jan-21**

3 1 1

Distance **0.81km**

RS = Recent sale UN = Undisclosed Sale

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