

Mark Edwards
P 97548899
M 0422 017 068
E medwards@ypa.com.au



**2/2-4 TALIA COURT MELTON
SOUTH VIC 3338**

2 1 1

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

Distance **0.88km**



**4/10 STATION ROAD MELTON
SOUTH VIC 3338**

2 1 2

Sold Price Sold Date **12-Jul-24**

Distance **0.22km**



**1/44A PALMERSTON STREET
MELTON VIC 3337**

2 1 1

Sold Price **\$367,000** Sold Date **21-Jun-24**

Distance **2.09km**

RS = Recent sale UN = Undisclosed Sale

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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

3/32 BROOKLYN ROAD 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

\$349,000

&

\$369,000

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

2/2-4 TALIA COURT MELTON SOUTH VIC 3338	\$360,000	13-Sep-24
4/10 STATION ROAD MELTON SOUTH VIC 3338	\$360,000	12-Jul-24
1/44A PALMERSTON STREET MELTON VIC 3337	\$367,000	21-Jun-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: 06 November 2024