

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

8/15-19 Oneills 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

\$330,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$321,000

Property type

Unit

Suburb

Melton

Period-from

01 May 2020

to

30 Apr 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

3/55 Church Street Melton VIC 3337	\$310,000	22-Jan-21
14/69-71 Barries Road Melton VIC 3337	\$321,000	19-Jan-21
9/50-52 Station Road Melton South VIC 3338	\$320,000	02-Mar-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: 04 May 2021


3/55 Church Street Melton VIC 3337
 2  1  1

 Sold Price **\$310,000** Sold Date **22-Jan-21**

 Distance **0.18km**

14/69-71 Barries Road Melton VIC 3337
 2  1  1

 Sold Price **\$321,000** Sold Date **19-Jan-21**

 Distance **0.91km**

9/50-52 Station Road Melton South VIC 3338
 2  1  1

 Sold Price ^{RS} **\$320,000** Sold Date **02-Mar-21**

 Distance **1.88km**
RS = Recent sale **UN** = Undisclosed Sale

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