

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

3/18 TOOLERN 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

\$359,000

&

\$379,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$349,000

Property type

Unit

Suburb

Melton South

Period-from

01 Aug 2021

to

31 Jul 2022

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

6/18 CREEK STREET MELTON SOUTH VIC 3338	\$342,000	07-Jul-22
7/18 CREEK STREET MELTON SOUTH VIC 3338	\$345,000	26-May-22
6/45 STAUGHTON STREET MELTON SOUTH VIC 3338	\$380,000	08-Apr-22

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: 02 August 2022


**6/18 CREEK STREET MELTON
SOUTH VIC 3338**
 2  1  1

Sold Price

RS

\$342,000

Sold Date

07-Jul-22

Distance

0.12km

**7/18 CREEK STREET MELTON
SOUTH VIC 3338**
 2  1  1

Sold Price

\$345,000

Sold Date

26-May-22

Distance

0.12km

**6/45 STAUGHTON STREET
MELTON SOUTH VIC 3338**
 2  1  1

Sold Price

\$380,000

Sold Date

08-Apr-22

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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