

## 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

3/148 STATION ROAD MELTON VIC 3337

### Indicative selling price

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

Single Price

or range  
between

\$319,000

&

\$349,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$370,500

Property type

Unit

Suburb

Melton

Period-from

01 Aug 2023

to

31 Jul 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

|   |           |           |
|---|-----------|-----------|
| 2/25 STAUGHTON STREET MELTON SOUTH VIC 3338 | \$353,000 | 16-May-24 |
| 4/35 TULLIDGE STREET MELTON VIC 3337        | \$325,000 | 22-Jul-24 |
| 10/64 PALMERSTON STREET MELTON VIC 3337     | \$329,000 | 24-May-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: 05 August 2024



**2/25 STAUGHTON STREET  
MELTON SOUTH VIC 3338**

2 1 -

Sold Price **\$353,000** Sold Date **16-May-24**

Distance **1.66km**



**4/35 TULLIDGE STREET MELTON  
VIC 3337**

2 1 1

Sold Price <sup>RS</sup> **\$325,000** Sold Date **22-Jul-24**

Distance **0.8km**



**10/64 PALMERSTON STREET  
MELTON VIC 3337**

2 1 1

Sold Price **\$329,000** Sold Date **24-May-24**

Distance **1.06km**

RS = Recent sale

UN = Undisclosed Sale

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