

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

43/62 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

\$320,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$300,000

Property type

Unit

Suburb

Melton South

Period-from

01 Jun 2019

to

31 May 2020

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

19/62 Andrew Street Melton South VIC 3338	\$310,000	04-Mar-20
16/41-45 Gretel Grove Melton VIC 3337	\$320,000	24-Apr-20
40/35 Tullidge Street Melton VIC 3337	\$320,000	24-Jan-20

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: 24 June 2020



19/62 Andrew Street Melton South VIC 3338

Sold Price

\$310,000

Sold Date **04-Mar-20**

3 1 1

Distance **0.09km**



16/41-45 Gretel Grove Melton VIC 3337

Sold Price

\$320,000

Sold Date **24-Apr-20**

3 1 2

Distance **0.29km**



40/35 Tullidge Street Melton VIC 3337

Sold Price

Sold Date **24-Jan-20**

3 1 1

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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