

## 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

6/36 UNITT STREET 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

&

\$339,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$372,625

Property type

Unit

Suburb

Melton

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

6/69-71 BARRIES ROAD MELTON VIC 3337	\$328,000	22-Mar-22
12/35 WICKHAM STREET MELTON SOUTH VIC 3338	\$337,000	03-Aug-22
1/24 KIRKTON DRIVE KURUNJANG VIC 3337	\$325,000	27-Jun-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: 16 August 2022



**6/69-71 BARRIES ROAD MELTON  
VIC 3337**

 2  1  1

Sold Price

**\$328,000**

Sold Date

**22-Mar-22**

Distance

**1.15km**



**12/35 WICKHAM STREET MELTON  
SOUTH VIC 3338**

 2  1  1

Sold Price

<sup>RS</sup> **\$337,000**

Sold Date

**03-Aug-22**

Distance

**2.99km**



**1/24 KIRKTON DRIVE KURUNJANG  
VIC 3337**

 2  1  1

Sold Price

**\$325,000**

Sold Date

**27-Jun-22**

Distance

**2.03km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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