

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

5/7 RAYMOND 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

\$269,000

&

\$279,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$340,000

Property type

Unit

Suburb

Melton South

Period-from

01 Jun 2021

to

31 May 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

23/58 ANDREW STREET MELTON SOUTH VIC 3338	\$261,000	05-Jun-21
2/1 RAYMOND STREET MELTON SOUTH VIC 3338	\$305,000	01-Apr-21
5/1 RESERVE ROAD WEST MELTON VIC 3337	\$270,000	13-Apr-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: 01 June 2022

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**23/58 ANDREW STREET MELTON
SOUTH VIC 3338**

2 1 1

Sold Price

\$261,000

Sold Date

05-Jun-21

Distance

0.08km



**2/1 RAYMOND STREET MELTON
SOUTH VIC 3338**

2 1 1

Sold Price

\$305,000

Sold Date

01-Apr-21

Distance

0.09km



**5/1 RESERVE ROAD WEST
MELTON VIC 3337**

2 1 1

Sold Price

\$270,000

Sold Date

13-Apr-21

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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