

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

6/44A SECOND AVENUE 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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$360,000

Property type

Unit

Suburb

Melton South

Period-from

01 Sep 2023

to

31 Aug 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

1/27-33 KURRAJONG CRESCENT MELTON SOUTH VIC 3338	\$345,000	06-Mar-24
1/32 BROOKLYN ROAD MELTON SOUTH VIC 3338	\$350,000	05-Dec-23
4/10 STATION ROAD MELTON SOUTH VIC 3338	\$360,000	08-Aug-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: 06 September 2024



**1/27-33 KURRAJONG CRESCENT
MELTON SOUTH VIC 3338**

 2  1  1

Sold Price

\$345,000

Sold Date **06-Mar-24**

Distance **0.35km**



**1/32 BROOKLYN ROAD MELTON
SOUTH VIC 3338**

 2  1  1

Sold Price

\$350,000

Sold Date **05-Dec-23**

Distance **0.43km**



**4/10 STATION ROAD MELTON
SOUTH VIC 3338**

 2  1  2

Sold Price

^{RS} **\$360,000**

Sold Date **08-Aug-24**

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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