

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

5/45 STAUGHTON 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

\$299,500

&

\$329,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$359,500

Property type

Unit

Suburb

Melton South

Period-from

01 Aug 2022

to

31 Jul 2023

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

6/35 WICKHAM STREET MELTON SOUTH VIC 3338	\$340,000	27-Apr-23
13/62 ANDREW STREET MELTON SOUTH VIC 3338	\$345,000	22-Jul-23
1/15 TOOLERN STREET MELTON SOUTH VIC 3338	\$340,000	10-Aug-23

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: 29 August 2023


**6/35 WICKHAM STREET MELTON
SOUTH VIC 3338**
 2  1  1

Sold Price

\$340,000

Sold Date

27-Apr-23

Distance

0.24km

**13/62 ANDREW STREET MELTON
SOUTH VIC 3338**
 3  1  1

Sold Price

^{RS} **\$345,000**

Sold Date

22-Jul-23

Distance

1.52km

**1/15 TOOLERN STREET MELTON
SOUTH VIC 3338**
 2  1  1

Sold Price

^{RS} **\$340,000**

Sold Date

10-Aug-23

Distance

0.59km

RS = Recent sale

UN = Undisclosed Sale

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