

## 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

7/3 Austin Place Melton South VIC 3338

### 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

\$350,000

&

\$370,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$310,000

Property type

Unit

Suburb

Melton South

Period-from

01 Jan 2020

to

31 Dec 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

21/3 Austin Place Melton South VIC 3338	\$340,000	18-Oct-20
4/37 Wickham Street Melton South VIC 3338	\$390,000	23-Oct-20
20/51-55 Tullidge Street Melton VIC 3337	\$355,000	07-Nov-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: 27 January 2021



**21/3 Austin Place Melton South VIC 3338** Sold Price **\$340,000** Sold Date **18-Oct-20**

 3  2  1

Distance **0.04km**



**4/37 Wickham Street Melton South VIC 3338** Sold Price **\$390,000** Sold Date **23-Oct-20**

 -  1  2

Distance **0.83km**



**20/51-55 Tullidge Street Melton VIC 3337** Sold Price **\$355,000** Sold Date **07-Nov-20**

 3  2  2

Distance **1.76km**

RS = Recent sale

UN = Undisclosed Sale

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