

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

12/14-16 FAY STREET MELTON VIC 3337

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$279,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$365,000

Property type

Unit

Suburb

Melton

Period-from

01 Feb 2023

to

31 Jan 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

4/41 STAUGHTON STREET MELTON SOUTH VIC 3338	\$273,000	17-Feb-24
137A STATION ROAD MELTON SOUTH VIC 3338	\$290,000	06-Dec-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.

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4/41 STAUGHTON STREET MELTON SOUTH VIC 3338

2 1 1

Sold Price

^{RS}

\$273,000

Sold Date

17-Feb-24

Distance

1.95km



137A STATION ROAD MELTON SOUTH VIC 3338

2 1 -

Sold Price

^{RS}

\$290,000

^{UN}

Sold Date

06-Dec-23

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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