

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

44/62 ANDREW 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

\$339,000

&

\$369,000

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

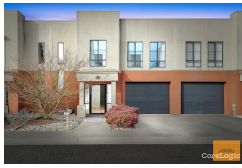
Date of sale

26/62 ANDREW STREET MELTON SOUTH VIC 3338	\$360,000	18-Sep-24
41/62 ANDREW STREET MELTON SOUTH VIC 3338	\$350,000	03-Sep-24
3/148 STATION ROAD MELTON VIC 3337	\$345,000	27-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: 26 September 2024



**26/62 ANDREW STREET MELTON
SOUTH VIC 3338**

Sold Price

^{RS} **\$360,000** Sold Date **18-Sep-24**

3 1 1

Distance **0.15km**



**41/62 ANDREW STREET MELTON
SOUTH VIC 3338**

Sold Price

^{RS} **\$350,000** Sold Date **03-Sep-24**

3 1 1

Distance **0.02km**



**3/148 STATION ROAD MELTON VIC
3337**

Sold Price

^{RS} **\$345,000** Sold Date **27-Aug-24**

2 1 1

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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