

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

2/21 JOAN 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

or range
between

\$355,000

&

\$365,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$373,500

Property type

Unit

Suburb

Melton

Period-from

01 Sep 2022

to

31 Aug 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

14/14-16 FAY STREET MELTON VIC 3337	\$310,000	06-Jun-22
1/36 ONEILLS ROAD MELTON VIC 3337	\$365,000	07-Jul-22
4/39 CHURCH STREET MELTON VIC 3337	\$310,000	07-Feb-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: 11 September 2023



14/14-16 FAY STREET MELTON VIC 3337

Sold Price

\$310,000

Sold Date

06-Jun-22

 2

 1

 1

Distance

0.3km



1/36 ONEILLS ROAD MELTON VIC 3337

Sold Price

\$365,000

Sold Date

07-Jul-22

 2

 1

 1

Distance

0.79km



4/39 CHURCH STREET MELTON VIC 3337

Sold Price

\$310,000

Sold Date

07-Feb-23

 2

 1

 2

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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