

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

10/64 PALMERSTON 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

\$329,000

&

\$359,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$371,000

Property type

Unit

Suburb

Melton

Period-from

01 Apr 2023

to

31 Mar 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

48/62 ANDREW STREET MELTON SOUTH VIC 3338	360000	13-Feb-24
1/14 CALLANAN DRIVE MELTON SOUTH VIC 3338	335000	08-Nov-23
13/44-50 PHILLIP STREET MELTON SOUTH VIC 3338	350000	27-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.~~

This Statement of Information was prepared on: 22 April 2024



**48/62 ANDREW STREET MELTON
SOUTH VIC 3338**

3 1 1

Sold Price

360000

Sold Date

13-Feb-24

Distance

1.38km



**1/14 CALLANAN DRIVE MELTON
SOUTH VIC 3338**

2 1 1

Sold Price

335000

Sold Date

08-Nov-23

Distance

1.73km



**13/44-50 PHILLIP STREET MELTON
SOUTH VIC 3338**

2 1 1

Sold Price

350000

Sold Date

27-Dec-23

Distance

1.33km

RS = Recent sale

UN = Undisclosed Sale

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