

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

18/62 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$300,000

Property type

Unit

Suburb

Melton South

Period-from

01 Mar 2020

to

28 Feb 2021

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

19/62 Andrew Street Melton South VIC 3338	\$310,000	04-Mar-20
14/62 Andrew Street Melton South VIC 3338	\$304,000	08-Jan-21
11/62 Andrew Street Melton South VIC 3338	\$320,000	16-Dec-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: 19 March 2021



**19/62 Andrew Street Melton South
VIC 3338**

Sold Price

\$310,000

Sold Date **04-Mar-20**

 3  1  1

Distance **0.01km**



**14/62 Andrew Street Melton South
VIC 3338**

Sold Price

\$304,000

Sold Date **08-Jan-21**

 3  1  2

Distance **0.03km**



**11/62 Andrew Street Melton South
VIC 3338**

Sold Price

\$320,000

Sold Date **16-Dec-20**

 2  1  1

Distance **0.07km**

RS = Recent sale

UN = Undisclosed Sale

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