

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

1/2-4 Brooklyn Road 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

\$285,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$310,000

Property type

Unit

Suburb

Melton South

Period-from

01 Jan 2020

to

31 Dec 2020

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

2/2-4 Brooklyn Road Melton South VIC 3338	\$295,000	22-Oct-20
2/18 Toolern Street Melton South VIC 3338	\$285,000	22-Dec-20
4/62 Andrew Street Melton South VIC 3338	\$300,000	30-Nov-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: 28 January 2021



**2/2-4 Brooklyn Road Melton South
VIC 3338**

Sold Price

\$295,000

Sold Date

22-Oct-20

 2

 1

 1

Distance

0.02km



**2/18 Toolern Street Melton South
VIC 3338**

Sold Price

^{RS} **\$285,000**

Sold Date

22-Dec-20

 2

 1

 1

Distance

0.27km



**4/62 Andrew Street Melton South
VIC 3338**

Sold Price

^{RS} **\$300,000**

Sold Date

30-Nov-20

 3

 1

 1

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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