

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

1/88 BARRIES ROAD 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

\$379,000

&

\$399,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$371,000

Property type

Unit

Suburb

Melton

Period-from

01 Jun 2023

to

31 May 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

7/18 CREEK STREET MELTON SOUTH VIC 3338	\$385,000	30-Apr-24
1/8 BRENNAN STREET MELTON SOUTH VIC 3338	\$380,000	29-Jan-24
1/91 PALMERSTON STREET MELTON VIC 3337	\$400,000	01-Jun-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: 07 June 2024



**7/18 CREEK STREET MELTON
SOUTH VIC 3338**

2 1 -

Sold Price

^{RS}

\$385,000

Sold Date

30-Apr-24

Distance

1.89km



**1/8 BRENNAN STREET MELTON
SOUTH VIC 3338**

2 1 1

Sold Price

\$380,000

Sold Date

29-Jan-24

Distance

1.9km



**1/91 PALMERSTON STREET
MELTON VIC 3337**

3 1 1

Sold Price

^{RS}

\$400,000

Sold Date

01-Jun-24

Distance

1.43km

RS = Recent sale

UN = Undisclosed Sale

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