

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

6/69-71 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

\$359,000

&

\$389,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$372,625

Property type

Unit

Suburb

Melton

Period-from

01 Aug 2021

to

31 Jul 2022

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

7/69-71 BARRIES ROAD MELTON VIC 3337	\$378,500	22-Apr-22
1/36 ONEILLS ROAD MELTON VIC 3337	\$365,000	07-Jul-22
3/33 STAUGHTON STREET MELTON SOUTH VIC 3338	\$376,000	13-Aug-22

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: 24 August 2022



7/69-71 BARRIES ROAD MELTON VIC 3337

2 1 1

Sold Price

\$378,500

Sold Date

22-Apr-22

Distance

0.02km



1/36 ONEILLS ROAD MELTON VIC 3337

2 1 1

Sold Price

\$365,000

Sold Date

07-Jul-22

Distance

1.21km



3/33 STAUGHTON STREET MELTON SOUTH VIC 3338

2 1 2

Sold Price

^{RS} **\$376,000**

Sold Date

13-Aug-22

Distance

1.68km

RS = Recent sale

UN = Undisclosed Sale

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