

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

25/58 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

\$309,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$300,000

Property type

Unit

Suburb

Melton South

Period-from

01 Apr 2020

to

31 Mar 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

2/1 Raymond Street Melton South VIC 3338	\$305,000	09-Apr-21
2/4 Crestmont Drive Melton South VIC 3338	\$295,000	01-Feb-21
2/2-4 Brooklyn Road Melton South VIC 3338	\$295,000	22-Oct-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.~~

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2/1 Raymond Street Melton South VIC 3338

Sold Price ^{RS} **\$305,000** ^{UN} Sold Date **09-Apr-21**
Distance **0.04km**

 2  1  1



2/4 Crestmont Drive Melton South VIC 3338

Sold Price **\$295,000** Sold Date **01-Feb-21**
Distance **1.39km**

 2  1  1



2/2-4 Brooklyn Road Melton South VIC 3338

Sold Price Sold Date **22-Oct-20**
Distance **0.96km**

 2  1  1

RS = Recent sale **UN** = Undisclosed Sale

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