

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

40/62 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

\$320,000

&

\$335,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$310,000

Property type

Unit

Suburb

Melton South

Period-from

01 Feb 2020

to

31 Jan 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

43/62 Andrew Street Melton South VIC 3338	\$320,000	10-Oct-20
11/62 Andrew Street Melton South VIC 3338	\$320,000	16-Dec-20
3/35 Tullidge Street Melton VIC 3337	\$335,000	19-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: 10 February 2021



**43/62 Andrew Street Melton South
VIC 3338**

Sold Price

\$320,000

Sold Date

10-Oct-20



3



1



1

Distance

0.03km



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

Sold Price

Sold Date

16-Dec-20



2



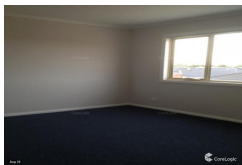
1



1

Distance

0.04km



**3/35 Tullidge Street Melton VIC
3337**

Sold Price

\$335,000

Sold Date

19-Nov-20



3



2



2

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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