

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

1/17 TOOLERN 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

\$420,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$360,000

Property type

Unit

Suburb

Melton South

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

8/18 CREEK STREET MELTON SOUTH VIC 3338	\$422,000	29-May-24
4/37 WICKHAM STREET MELTON SOUTH VIC 3338	\$445,000	23-Oct-23
4/3 AUSTIN PLACE MELTON SOUTH VIC 3338	\$415,000	24-Apr-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: 12 June 2024

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**8/18 CREEK STREET MELTON
SOUTH VIC 3338**

 3  2  2

Sold Price

^{RS}

\$422,000

Sold Date **29-May-24**

Distance **0.07km**



**4/37 WICKHAM STREET MELTON
SOUTH VIC 3338**

 3  2  2

Sold Price

^{RS} **\$445,000**

Sold Date **23-Oct-23**

Distance **0.63km**



**4/3 AUSTIN PLACE MELTON
SOUTH VIC 3338**

 3  2  1

Sold Price

^{RS}

\$415,000

Sold Date **24-Apr-24**

Distance **1.02km**

RS = Recent sale

UN = Undisclosed Sale

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