

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/6 STATION ROAD 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

\$310,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$340,000

Property type

Unit

Suburb

Melton South

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

1/43 WICKHAM STREET MELTON SOUTH VIC 3338	2935000	18-Jun-22
2/45 STAUGHTON STREET MELTON SOUTH VIC 3338	320000	27-Jun-22
3/26-28 BROOKLYN ROAD MELTON SOUTH VIC 3338	318500	29-Sep-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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1/43 WICKHAM STREET MELTON SOUTH VIC 3338

2 1 1

Sold Price

^{RS} **2935000**

Sold Date

18-Jun-22

Distance

0.54km



2/45 STAUGHTON STREET MELTON SOUTH VIC 3338

2 1 1

Sold Price

320000

Sold Date

27-Jun-22

Distance

0.5km



3/26-28 BROOKLYN ROAD MELTON SOUTH VIC 3338

2 1 1

Sold Price

^{RS} **318500**

Sold Date

29-Sep-22

Distance

0.18km

RS = Recent sale

UN = Undisclosed Sale

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