

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

2/11-13 ONEILLS 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

\$369,000

&

\$389,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$379,000

Property type

Unit

Suburb

Melton

Period-from

01 Feb 2024

to

31 Jan 2025

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

1/66 CHURCH STREET MELTON VIC 3337	\$379,000	11-Feb-25
1/8 BRENNAN STREET MELTON SOUTH VIC 3338	\$380,000	29-Jan-24
3/55 CHILDS STREET MELTON SOUTH VIC 3338	\$370,000	25-Jan-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: 15 February 2025

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1/66 CHURCH STREET MELTON VIC 3337

Sold Price ^{RS} **\$379,000** Sold Date **11-Feb-25**

 2  1  1

Distance **0.15km**



1/8 BRENNAN STREET MELTON SOUTH VIC 3338

Sold Price **\$380,000** Sold Date **29-Jan-24**

 2  1  1

Distance **2.59km**



3/55 CHILDS STREET MELTON SOUTH VIC 3338

Sold Price **\$370,000** Sold Date **25-Jan-24**

 2  1  1

Distance **1.72km**

RS = Recent sale

UN = Undisclosed Sale

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