

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

4 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

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$243,000

Property type

Land

Suburb

Melton South

Period-from

01 Oct 2020

to

30 Sep 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 Toolern Street Melton South VIC 3338	\$570,800	23-Oct-21
5 Toolern Street Melton South VIC 3338	\$558,500	07-Aug-21
8 Exford Road Melton South VIC 3338	\$600,000	22-Sep-21

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: 26 October 2021



2 Toolern Street Melton South VIC 3338

Sold Price

^{RS} **\$570,800**

Sold Date

23-Oct-21

 4  2  6

Distance

0.02km



5 Toolern Street Melton South VIC 3338

Sold Price

\$558,500

Sold Date

07-Aug-21

 3  1  2

Distance

0.06km



8 Exford Road Melton South VIC 3338

Sold Price

^{RS} **\$600,000** ^{UN}

Sold Date

22-Sep-21

 2  1  1

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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