

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

4/84 ALBERT DRIVE 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

\$359,000

&

\$389,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$343,500

Property type

Unit

Suburb

Melton South

Period-from

01 Jun 2021

to

31 May 2022

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

3/7 COVENTRY PLACE MELTON SOUTH VIC 3338	\$372,000	05-Feb-22
6/45 STAUGHTON STREET MELTON SOUTH VIC 3338	\$380,000	08-Apr-22
8/14 BROOKLYN ROAD MELTON SOUTH VIC 3338	\$370,000	23-Dec-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: 23 June 2022



**3/7 COVENTRY PLACE MELTON
SOUTH VIC 3338**

 2  1  1

Sold Price **\$372,000** Sold Date **05-Feb-22**

Distance **0.62km**



**6/45 STAUGHTON STREET
MELTON SOUTH VIC 3338**

 2  1  1

Sold Price **\$380,000** Sold Date **08-Apr-22**

Distance **1.51km**



**8/14 BROOKLYN ROAD MELTON
SOUTH VIC 3338**

 2  1  2

Sold Price **\$370,000** Sold Date **23-Dec-21**

Distance **2km**

RS = Recent sale

UN = Undisclosed Sale

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