

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

3/55 CHILDS 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

\$340,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$370,000

Property type

Unit

Suburb

Melton South

Period-from

01 Jan 2023

to

31 Dec 2023

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

2/22 EXFORD ROAD MELTON SOUTH VIC 3338	\$370,000	17-Jul-23
39/35 TULLIDGE STREET MELTON VIC 3337	\$365,000	31-Oct-23
1/22 CREEK STREET MELTON SOUTH VIC 3338	\$365,000	24-Aug-23

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 January 2024


**2/22 EXFORD ROAD MELTON
SOUTH VIC 3338**

 2
  1
  1

Sold Price

\$370,000

Sold Date

17-Jul-23

Distance

1.04km

**39/35 TULLIDGE STREET MELTON
VIC 3337**

 3
  1
  1

Sold Price

\$365,000

Sold Date

31-Oct-23

Distance

1.56km

**1/22 CREEK STREET MELTON
SOUTH VIC 3338**

 2
  1
  2

Sold Price

Sold Date

24-Aug-23

Distance

1.01km
RS = Recent sale

UN = Undisclosed Sale

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