

## 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

72A Scott Street Melton VIC 3337

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$319,000

&

\$329,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$316,500

Property type

Unit

Suburb

Melton

Period-from

01 Nov 2019

to

31 Oct 2020

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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 3/57 Church Street Melton VIC 3337        | \$335,000 | 20-Jun-20 |
| 4/22 Creek Street Melton South VIC 3338   | \$319,855 | 04-Jun-20 |
| 5/39 Wickham Street Melton South VIC 3338 | \$312,000 | 09-Oct-20 |

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: 17 November 2020



**3/57 Church Street Melton VIC 3337**

 3  2  1

Sold Price

**\$335,000**

Sold Date **20-Jun-20**

Distance **0.75km**



**4/22 Creek Street Melton South VIC 3338**

 2  1  1

Sold Price

**\$319,855**

Sold Date **04-Jun-20**

Distance **3.29km**



**5/39 Wickham Street Melton South VIC 3338**

 2  1  1

Sold Price

**\$312,000**

Sold Date **09-Oct-20**

Distance **3.43km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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