

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

4/44A SECOND AVENUE 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

\$369,000

&

\$399,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$328,500

Property type

Unit

Suburb

Melton South

Period-from

01 Apr 2021

to

31 Mar 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

2/117 STATION ROAD MELTON SOUTH VIC 3338	\$349,000	11-Jan-22
7/14 BROOKLYN ROAD MELTON SOUTH VIC 3338	\$345,000	27-Dec-21
1/14 CREEK STREET MELTON SOUTH VIC 3338	\$367,500	29-Jan-22

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: 06 April 2022



**2/117 STATION ROAD MELTON
SOUTH VIC 3338**

2 1 1

Sold Price **\$349,000** Sold Date **11-Jan-22**

Distance **0.54km**



**7/14 BROOKLYN ROAD MELTON
SOUTH VIC 3338**

2 1 1

Sold Price **\$345,000** Sold Date **27-Dec-21**

Distance **0.64km**



**1/14 CREEK STREET MELTON
SOUTH VIC 3338**

2 1 2

Sold Price **\$367,500** Sold Date **29-Jan-22**

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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