

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

19/62 ANDREW 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

\$355,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$369,500

Property type

Unit

Suburb

Melton South

Period-from

01 Nov 2022

to

31 Oct 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

19/17 CRESTMONT DRIVE MELTON SOUTH VIC 3338	\$375,000	29-Jul-23
17/41-45 GRETTEL GROVE MELTON VIC 3337	\$360,000	16-Aug-23
13/62 ANDREW STREET MELTON SOUTH VIC 3338	\$345,000	22-Jul-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: 03 November 2023



19/17 CRESTMONT DRIVE MELTON Sold Price **\$375,000** Sold Date **29-Jul-23**
SOUTH VIC 3338

 3  1  1

Distance **1.79km**



17/41-45 GRETEL GROVE MELTON Sold Price **\$360,000** Sold Date **16-Aug-23**
VIC 3337

 3  1  1

Distance **0.33km**



13/62 ANDREW STREET MELTON Sold Price **\$345,000** Sold Date **22-Jul-23**
SOUTH VIC 3338

 3  1  1

Distance **0.04km**

RS = Recent sale **UN** = Undisclosed Sale

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