

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

16/4 AUSTIN PLACE 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

\$380,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$347,000

Property type

Unit

Suburb

Melton South

Period-from

01 Oct 2021

to

30 Sep 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

2/4 AUSTIN PLACE MELTON SOUTH VIC 3338	\$385,500	26-Sep-22
14/3 AUSTIN PLACE MELTON SOUTH VIC 3338	\$400,000	14-Sep-21
6/3 AUSTIN PLACE MELTON SOUTH VIC 3338	\$399,000	20-Sep-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: 03 October 2022



**2/4 AUSTIN PLACE MELTON
SOUTH VIC 3338**

 3  2  1

Sold Price

^{RS}

\$385,500

Sold Date

26-Sep-22

Distance

0.03km



**14/3 AUSTIN PLACE MELTON
SOUTH VIC 3338**

 3  2  1

Sold Price

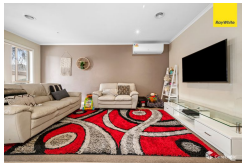
\$400,000

Sold Date

14-Sep-21

Distance

0.05km



**6/3 AUSTIN PLACE MELTON
SOUTH VIC 3338**

 3  2  1

Sold Price

^{RS}

\$399,000

Sold Date

20-Sep-22

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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