

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

23/58 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

\$250,000

&

\$270,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$300,000

Property type

Unit

Suburb

Melton South

Period-from

01 May 2020

to

30 Apr 2021

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

25/58 Andrew Street Melton South VIC 3338	\$305,000	07-May-21
1/58 Andrew Street Melton South VIC 3338	\$345,000	06-Apr-21
9/50-52 Station Road Melton South VIC 3338	\$320,000	01-Feb-21

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: 24 May 2021

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**25/58 Andrew Street Melton South
VIC 3338**

Sold Price

RS

\$305,000

Sold Date

07-May-21

2

1

1

Distance

0.03km

**1/58 Andrew Street Melton South
VIC 3338**

Sold Price

RS

\$345,000

Sold Date

06-Apr-21

2

1

1

Distance

0.04km

**9/50-52 Station Road Melton South
VIC 3338**

Sold Price

\$320,000

Sold Date

01-Feb-21

2

1

1

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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