

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

1/36 ONEILLS ROAD MELTON VIC 3337

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

\$350,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$349,000

Property type

Unit

Suburb

Melton

Period-from

01 Jun 2021

to

31 May 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

14/14-16 FAY STREET MELTON VIC 3337	\$310,000	02-Jun-22
3/179 GISBORNE-MELTON ROAD KURUNJANG VIC 3337	\$360,000	19-May-22
2/5 LYDEAMORE PLACE KURUNJANG VIC 3337	\$365,000	21-Apr-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.~~

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14/14-16 FAY STREET MELTON VIC 3337

Sold Price

^{RS}

\$310,000

Sold Date

02-Jun-22

2

1

1

Distance

0.95km



3/179 GISBORNE-MELTON ROAD KURUNJANG VIC 3337

Sold Price

\$360,000

Sold Date

19-May-22

2

1

1

Distance

2.12km



2/5 LYDEAMORE PLACE KURUNJANG VIC 3337

Sold Price

\$365,000

Sold Date

21-Apr-22

2

1

1

Distance

2.44km

RS = Recent sale

UN = Undisclosed Sale

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