## 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

6/62 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 \$375,000 & \$395,000	Single Price			\$375,000	&	\$395,000	
---	--------------	--	--	-----------	---	-----------	--

### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$360,000	Prop	erty type Unit		Suburb	Melton South	
Period-from	01 Jan 2024	to	31 Dec 2	2024	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	
26/62 ANDREW STREET MELTON SOUTH VIC 3338	\$360,000	17-Aug-24	
8/62 ANDREW STREET MELTON SOUTH VIC 3338	\$360,000	23-Oct-24	
36/62 ANDREW STREET MELTON SOUTH VIC 3338	\$359,000	02-Dec-24	

#### 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: 20 January 2025

