

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

12/50-52 WILSON ROAD 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

\$349,000

&

\$369,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$462,000

Property type

House

Suburb

Melton South

Period-from

01 Apr 2021

to

31 Mar 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

2/117 STATION ROAD MELTON SOUTH VIC 3338	\$349,000	11-Jan-22
64 GRACE STREET MELTON SOUTH VIC 3338	\$367,100	26-Oct-21
28/17 CRESTMONT DRIVE MELTON SOUTH VIC 3338	\$360,000	01-Dec-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: 06 April 2022



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**2/117 STATION ROAD MELTON
SOUTH VIC 3338**

2 1 1

Sold Price **\$349,000** Sold Date **11-Jan-22**

Distance **1.59km**



**64 GRACE STREET MELTON
SOUTH VIC 3338**

2 1 1

Sold Price **\$367,100** Sold Date **26-Oct-21**

Distance **1.17km**



**28/17 CRESTMONT DRIVE MELTON
SOUTH VIC 3338**

3 1 1

Sold Price **\$360,000** Sold Date **01-Dec-21**

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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