

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

2/117 Station 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

\$339,000

&

\$359,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$320,000

Property type

Unit

Suburb

Melton South

Period-from

01 Dec 2020

to

30 Nov 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

1/7 Wattle Place Melton South VIC 3338	\$345,000	13-Sep-21
4/4-6 Musk Court Melton VIC 3337	\$345,000	26-May-21
1/57 Church Street Melton VIC 3337	\$339,500	16-Jun-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: 23 December 2021



1/7 Wattle Place Melton South VIC 3338

Sold Price

\$345,000

Sold Date

13-Sep-21

2

1

1

Distance

1.08km



4/4-6 Musk Court Melton VIC 3337

Sold Price

Sold Date

26-May-21

2

1

1

Distance

1.04km



1/57 Church Street Melton VIC 3337

Sold Price

\$339,500

Sold Date

16-Jun-21

2

1

1

Distance

1.6km



1/118 Palmerston Street Melton VIC 3337

Sold Price

\$367,500

Sold Date

23-Jun-21

2

1

1

Distance

2.22km



1B Marina Drive Melton VIC 3337

Sold Price

\$345,000

Sold Date

22-Sep-21

2

1

1

Distance

1.76km

RS = Recent sale

UN = Undisclosed Sale

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