

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

3/57 Church Street 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

\$330,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$315,000

Property type

Unit

Suburb

Melton

Period-from

01 Jun 2019

to

31 May 2020

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

8/39 Scott Street Melton VIC 3337	\$330,000	18-Mar-20
14/55-61 Barries Road Melton VIC 3337	\$319,000	18-Jan-20
9/21-29 Lakewood Boulevard Melton VIC 3337	\$320,000	01-Feb-20

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: 01 June 2020



Zoe Crooks

M 0426 796 001

E zoe@361realestate.com.au

	8/39 Scott Street Melton VIC 3337	Sold Price	\$330,000	Sold Date	18-Mar-20
 2  1  1				Distance	0.65km
	14/55-61 Barries Road Melton VIC 3337	Sold Price	\$319,000	Sold Date	18-Jan-20
 2  1  1				Distance	0.88km
	9/21-29 Lakewood Boulevard Melton VIC 3337	Sold Price	\$320,000	Sold Date	01-Feb-20
 2  1  1				Distance	1.35km

RS = Recent sale

UN = Undisclosed Sale

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