

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

1/52 Henry 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

\$299,000

&

\$329,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$316,500

Property type

Unit

Suburb

Melton

Period-from

01 Oct 2019

to

30 Sep 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

6/55-61 Barries Road Melton VIC 3337	\$290,000	03-Dec-19
72 Scott Street Melton VIC 3337	\$280,000	31-Oct-19
34A Childs Street Melton South VIC 3338	\$343,250	08-Jan-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: 31 October 2020



6/55-61 Barries Road Melton VIC 3337

3 1 2

Sold Price

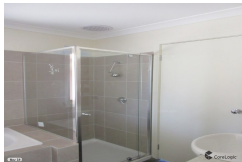
\$290,000

Sold Date

03-Dec-19

Distance

0.54km



72 Scott Street Melton VIC 3337

3 1 1

Sold Price

\$280,000

Sold Date

31-Oct-19

Distance

1.23km



34A Childs Street Melton South VIC 3338

3 1 1

Sold Price

\$343,250

Sold Date

08-Jan-20

Distance

1.52km

RS = Recent sale

UN = Undisclosed Sale

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