

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

2/51-53 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

\$349,000

&

\$379,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$349,000

Property type

Unit

Suburb

Melton South

Period-from

01 Jan 2022

to

31 Dec 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

3/33 STAUGHTON STREET MELTON SOUTH VIC 3338	\$372,000	13-Aug-22
1/45 STAUGHTON STREET MELTON SOUTH VIC 3338	\$342,500	10-Jan-23
3/18 TOOLERN STREET MELTON SOUTH VIC 3338	\$359,000	13-Oct-22

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.~~

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**3/33 STAUGHTON STREET
MELTON SOUTH VIC 3338**

2 1 2

Sold Price **\$372,000** Sold Date **13-Aug-22**

Distance **0.52km**



**1/45 STAUGHTON STREET
MELTON SOUTH VIC 3338**

2 1 1

Sold Price ^{RS} **\$342,500** Sold Date **10-Jan-23**

Distance **0.57km**



**3/18 TOOLERN STREET MELTON
SOUTH VIC 3338**

2 1 1

Sold Price **\$359,000** Sold Date **13-Oct-22**

Distance **0.6km**

RS = Recent sale

UN = Undisclosed Sale

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