

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

3/17 TOOLERN STREET 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

\$385,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$483,000

Property type

House

Suburb

Melton South

Period-from

01 Sep 2023

to

31 Aug 2024

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

3/2-4 BROOKLYN ROAD MELTON SOUTH VIC 3338	\$370,000	09-Jul-24
4/39-41 STAUGHTON STREET MELTON SOUTH VIC 3338	\$308,000	14-Mar-24
10A BERNARD DRIVE MELTON SOUTH VIC 3338	\$370,000	18-Mar-24

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: 03 September 2024



**3/2-4 BROOKLYN ROAD MELTON
SOUTH VIC 3338**

 2  1  1

Sold Price

^{RS} **\$370,000**

Sold Date

09-Jul-24

Distance

0.21km



**4/39-41 STAUGHTON STREET
MELTON SOUTH VIC 3338**

 2  1  1

Sold Price

\$308,000

Sold Date

14-Mar-24

Distance

0.58km



**10A BERNARD DRIVE MELTON
SOUTH VIC 3338**

 2  1  1

Sold Price

\$370,000

Sold Date

18-Mar-24

Distance

0.95km



**6/17 CRESTMONT DRIVE MELTON
SOUTH VIC 3338**

 3  1  1

Sold Price

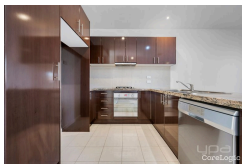
\$375,000

Sold Date

19-Nov-23

Distance

0.77km



**30/62 ANDREW STREET MELTON
SOUTH VIC 3338**

 3  1  1

Sold Price

\$365,000

Sold Date

11-Sep-23

Distance

1.27km

RS = Recent sale

UN = Undisclosed Sale

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