

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

4/10 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

\$359,000

&

\$379,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$370,000

Property type

Unit

Suburb

Melton South

Period-from

01 Apr 2023

to

31 Mar 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

2/21 REYNOLDS PLACE MELTON SOUTH VIC 3338	\$377,500	19-Apr-24
3/55 CHILDS STREET MELTON SOUTH VIC 3338	\$370,000	25-Jan-24
2/6 MCKAY PLACE MELTON SOUTH VIC 3338	\$370,000	05-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: 24 April 2024



**2/21 REYNOLDS PLACE MELTON
SOUTH VIC 3338**

Sold Price

^{RS}

\$377,500

Sold Date

19-Apr-24

 3

 1

 1

Distance

1.12km



**3/55 CHILDS STREET MELTON
SOUTH VIC 3338**

Sold Price

\$370,000

Sold Date

25-Jan-24

 2

 1

 1

Distance

0.66km



**2/6 MCKAY PLACE MELTON
SOUTH VIC 3338**

Sold Price

Sold Date

05-Mar-24

 2

 2

 -

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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