

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

3/58 ANDREW 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

\$309,000

&

\$339,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Unit

Suburb

Melton South

Period-from

01 Nov 2021

to

31 Oct 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

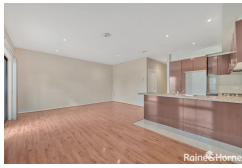
Date of sale

9/62 ANDREW STREET MELTON SOUTH VIC 3338	\$310,000	28-May-22
2/50-52 STATION ROAD MELTON SOUTH VIC 3338	\$345,000	06-Jun-22
35/62 ANDREW STREET MELTON SOUTH VIC 3338	\$353,000	25-Jul-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.~~

This Statement of Information was prepared on: 18 November 2022



**9/62 ANDREW STREET MELTON
SOUTH VIC 3338**

Sold Price **\$310,000** Sold Date **28-May-22**

3 1 1

Distance **0.1km**



**2/50-52 STATION ROAD MELTON
SOUTH VIC 3338**

Sold Price **\$345,000** Sold Date **06-Jun-22**

2 1 1

Distance **0.53km**



**35/62 ANDREW STREET MELTON
SOUTH VIC 3338**

Sold Price **\$353,000** Sold Date **25-Jul-22**

3 1 1

Distance **0.12km**

RS = Recent sale **UN** = Undisclosed Sale

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