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	2/63-65 Staughton 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	$289,000	&	$309,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$300,000	Property type	Unit	Suburb	Melton South
Period-from	01 May 2020	to	30 Apr 2021	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
4/63-65 Staughton Street Melton South VIC 3338	$315,000	18-Mar-21
3/67-69 Staughton Street Melton South VIC 3338	$320,000	27-Apr-21
2/4 Crestmont Drive Melton South VIC 3338	$295,000	01-Feb-21

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: 25 May 2021

CONSUMER AFFAIRS VICTORIA

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4/63-65 Staughton Street Melton South VIC 3338

2 1 1

Sold Price **$315,000** Sold Date **18-Mar-21**

Distance **0.02km**



3/67-69 Staughton Street Melton South VIC 3338

2 1 1

Sold Price RS **$320,000** Sold Date **27-Apr-21**

Distance **0.06km**



2/4 Crestmont Drive Melton South VIC 3338

2 1 1

Sold Price **$295,000** Sold Date **01-Feb-21**

Distance **0.19km**

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

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