

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

13/44-50 PHILLIP 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

\$339,000

&

\$359,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$369,500

Property type

Unit

Suburb

Melton South

Period-from

01 Nov 2022

to

31 Oct 2023

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

17/41-45 GRETEL GROVE MELTON VIC 3337	\$360,000	16-Aug-23
13/62 ANDREW STREET MELTON SOUTH VIC 3338	\$345,000	22-Jul-23
12/69-71 BARRIES ROAD MELTON VIC 3337	\$365,000	30-Jun-23

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: 08 November 2023



**17/41-45 GRETEL GROVE MELTON
VIC 3337**

3 1 1

Sold Price

\$360,000

Sold Date

16-Aug-23

Distance

0.2km



**13/62 ANDREW STREET MELTON
SOUTH VIC 3338**

3 1 1

Sold Price

\$345,000

Sold Date

22-Jul-23

Distance

0.31km



**12/69-71 BARRIES ROAD MELTON
VIC 3337**

2 1 1

Sold Price

\$365,000

Sold Date

30-Jun-23

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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