

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

2/1 ALEXANDRA STREET MELTON VIC 3337

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

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

| | | |
|------------------------------------|-----------|-----------|
| 2/29 CHURCH STREET MELTON VIC 3337 | \$370,000 | 04-Dec-23 |
| 5/66 UNITT STREET MELTON VIC 3337 | \$371,000 | 11-Dec-23 |
| 3 CARINA DRIVE MELTON VIC 3337 | \$400,000 | 15-Jan-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 April 2024

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**2/29 CHURCH STREET MELTON
VIC 3337**

 2  1  1

Sold Price **\$370,000** Sold Date **04-Dec-23**

Distance **0.57km**



**5/66 UNITT STREET MELTON VIC
3337**

 2  1  1

Sold Price **\$371,000** Sold Date **11-Dec-23**

Distance **0.44km**



3 CARINA DRIVE MELTON VIC 3337

 2  1  2

Sold Price **\$400,000** Sold Date **15-Jan-24**

Distance **1.02km**

RS = Recent sale UN = Undisclosed Sale

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