

## 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

2/21 REYNOLDS PLACE MELTON SOUTH VIC 3338

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$369,000

&

\$399,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$365,000

Property type

Unit

Suburb

Melton South

Period-from

01 Mar 2023

to

29 Feb 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

3/55 CHILDS STREET MELTON SOUTH VIC 3338	\$370,000	06-Feb-24
48/62 ANDREW STREET MELTON SOUTH VIC 3338	\$360,000	26-Feb-24
1/8 BRENNAN STREET MELTON SOUTH VIC 3338	\$380,000	29-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.~~

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Shannyn Cannell

M 0455500378

E scannell@localexpertz.com.au



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

2 1 1

Sold Price

<sup>RS</sup>

**\$370,000**

Sold Date

**06-Feb-24**

Distance

**0.46km**



**48/62 ANDREW STREET MELTON  
SOUTH VIC 3338**

3 1 1

Sold Price

<sup>RS</sup>

**\$360,000**

Sold Date

**26-Feb-24**

Distance

**0.89km**



**1/8 BRENNAN STREET MELTON  
SOUTH VIC 3338**

2 1 1

Sold Price

**\$380,000**

Sold Date

**29-Jan-24**

Distance

**1.36km**

RS = Recent sale

UN = Undisclosed Sale

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