

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

3/2-4 BROOKLYN ROAD 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

\$359,000

&

\$389,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$360,000

Property type

Unit

Suburb

Melton South

Period-from

01 Jun 2023

to

31 May 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

7/18 CREEK STREET MELTON SOUTH VIC 3338	\$385,000	16-Apr-24
2/21 REYNOLDS PLACE MELTON SOUTH VIC 3338	\$377,500	19-Apr-24
2/6 MCKAY PLACE MELTON SOUTH VIC 3338	\$370,000	05-Mar-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: 24 June 2024



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**7/18 CREEK STREET MELTON
 SOUTH VIC 3338**

2 1 -

Sold Price **\$385,000** Sold Date **16-Apr-24**

Distance **0.19km**



**2/21 REYNOLDS PLACE MELTON
 SOUTH VIC 3338**

3 1 1

Sold Price ^{RS} **\$377,500** Sold Date **19-Apr-24**

Distance **1.3km**



**2/6 MCKAY PLACE MELTON
 SOUTH VIC 3338**

2 2 -

Sold Price **\$370,000** Sold Date **05-Mar-24**

Distance **0.99km**



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

3 1 1

Sold Price **\$360,000** Sold Date **13-Feb-24**

Distance **1.04km**

RS = Recent sale UN = Undisclosed Sale

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