

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

6/44A SECOND AVENUE 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

\$350,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$362,000

Property type

Unit

Suburb

Melton South

Period-from

01 Jul 2023

to

30 Jun 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	25-Jan-24
1/32 BROOKLYN ROAD MELTON SOUTH VIC 3338	\$350,000	05-Dec-23
7/18 CREEK STREET MELTON SOUTH VIC 3338	\$385,000	16-Apr-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: 09 July 2024


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

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 Sold Price **\$370,000** Sold Date **25-Jan-24**

 Distance **0.22km**

**1/32 BROOKLYN ROAD MELTON
SOUTH VIC 3338**

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 Sold Price **\$350,000** Sold Date **05-Dec-23**

 Distance **0.43km**

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

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

 Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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