

## 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

6/59-61 STAUGHTON STREET 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

\$375,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$365,000

Property type

Unit

Suburb

Melton South

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

1/8 BRENNAN STREET MELTON SOUTH VIC 3338	\$380,000	29-Jan-24
2/6 MCKAY PLACE MELTON SOUTH VIC 3338	\$370,000	18-Mar-24
3/55 CHILDS STREET MELTON SOUTH VIC 3338	\$370,000	25-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: 02 April 2024



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

 2  1  1

Sold Price **\$380,000** Sold Date **29-Jan-24**

Distance **0.48km**



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

 2  2  -

Sold Price <sup>RS</sup> **\$370,000** Sold Date **18-Mar-24**

Distance **0.6km**



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

 2  1  1

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

Distance **0.84km**

RS = Recent sale      UN = Undisclosed Sale

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