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	7/69-71 BARRIES ROAD 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	$370,000	&	$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$349,000	Property type	Unit	Suburb	Melton
Period-from	01 Mar 2021	to	28 Feb 2022	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
2/117 STATION ROAD MELTON SOUTH VIC 3338	$349,000	11-Jan-22
28/35 WICKHAM STREET MELTON SOUTH VIC 3338	$370,000	10-Dec-21

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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Monty Tyagi
P 0435896907
M 0435896907
E mtyagi@hockingstuart.com



2/117 STATION ROAD MELTON SOUTH VIC 3338

2 1 1

Sold Price **$349,000** Sold Date **11-Jan-22**

Distance **0.64km**



28/35 WICKHAM STREET MELTON SOUTH VIC 3338

2 1 1

Sold Price **$370,000** Sold Date **10-Dec-21**

Distance **1.88km**

RS = Recent sale **UN** = Undisclosed Sale

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