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	2/50-52 STATION 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	$330,000	&	$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$340,000	Property type	Unit	Suburb	Melton South
Period-from	01 May 2021	to	30 Apr 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
2/51-53 STATION ROAD MELTON SOUTH VIC 3338	$340,000	15-Jan-22
5/50-52 STATION ROAD MELTON SOUTH VIC 3338	$335,000	10-Dec-21
2/117 STATION ROAD MELTON SOUTH VIC 3338	$349,000	11-Jan-22

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: 30 May 2022

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2/51-53 STATION ROAD MELTON SOUTH VIC 3338

2 1 1

Sold Price **$340,000** Sold Date **15-Jan-22**

Distance **0.3km**



5/50-52 STATION ROAD MELTON SOUTH VIC 3338

2 1 1

Sold Price **$335,000** Sold Date **10-Dec-21**

Distance **0.03km**



2/117 STATION ROAD MELTON SOUTH VIC 3338

2 1 1

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

Distance **0.31km**

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

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