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	11/62 ANDREW STREET 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	$349,000	&	$369,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$343,500	Property type	Unit	Suburb	Melton South
Period-from	01 Jun 2021	to	31 May 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.

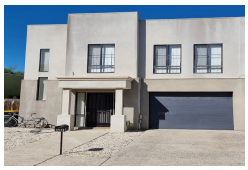
Address of comparable property	Price	Date of sale
46/62 ANDREW STREET MELTON SOUTH VIC 3338	$365,000	07-Mar-22
44/62 ANDREW STREET MELTON SOUTH VIC 3338	$360,000	08-Mar-22
45/62 ANDREW STREET MELTON SOUTH VIC 3338	$360,000	16-Jun-22

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: 28 June 2022

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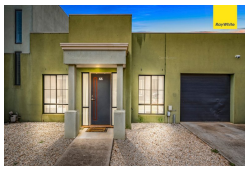


46/62 ANDREW STREET MELTON SOUTH VIC 3338

3 1 1

Sold Price **$365,000** Sold Date **07-Mar-22**

Distance **0.05km**



44/62 ANDREW STREET MELTON SOUTH VIC 3338

3 1 1

Sold Price **$360,000** Sold Date **08-Mar-22**

Distance **0.03km**



45/62 ANDREW STREET MELTON SOUTH VIC 3338

3 1 1

Sold Price RS **$360,000** Sold Date **16-Jun-22**

Distance **0.04km**

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

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