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	2/7 Toolern 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	$309,000	&	$329,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$302,500	Property type	Unit	Suburb	Melton South
Period-from	01 Jun 2020	to	31 May 2021	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
1/16 Creek Street Melton South VIC 3338	$329,000	02-Mar-21
1/47 Exford Road Melton South VIC 3338	$320,000	16-Jun-21
9/50-52 Station Road Melton South VIC 3338	$320,000	01-Feb-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.~~

This Statement of Information was prepared on: 23 June 2021

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1/16 Creek Street Melton South VIC 3338
2 1 1
Sold Price **$329,000** Sold Date **02-Mar-21**
Distance **0.1km**



1/47 Exford Road Melton South VIC 3338
2 1 1
Sold Price RS **$320,000** Sold Date **16-Jun-21**
Distance **0.37km**



9/50-52 Station Road Melton South VIC 3338
2 1 1
Sold Price **$320,000** Sold Date **01-Feb-21**
Distance **0.69km**

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

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