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	7/28-34 Phillip 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	$299,000	&	$319,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$310,000	Property type	Unit	Suburb	Melton South
Period-from	01 Jul 2020	to	30 Jun 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
25/58 Andrew Street Melton South VIC 3338	$305,000	20-Apr-21
2/1 Raymond Street Melton South VIC 3338	$305,000	01-Apr-21
1/45-47 McKenzie Street Melton VIC 3337	$308,500	20-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: 29 July 2021

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25/58 Andrew Street Melton South VIC 3338

2 1 1

Sold Price **$305,000** Sold Date **20-Apr-21**

Distance **0.21km**



2/1 Raymond Street Melton South VIC 3338

2 1 1

Sold Price Sold Date **01-Apr-21**

Distance **0.25km**



1/45-47 McKenzie Street Melton VIC 3337

2 1 1

Sold Price **$308,500** Sold Date **20-Feb-21**

Distance **0.85km**

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

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