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	1/7 Wattle Place 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	$350,000	&	$375,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$312,500	Property type	Unit	Suburb	Melton South
Period-from	01 Aug 2020	to	31 Jul 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
7/3 Austin Place Melton South VIC 3338	$367,000	06-Feb-21
1/118 Palmerston Street Melton VIC 3337	$367,500	23-Jun-21
1/45 Smoult Drive Kurunjang VIC 3337	$362,500	27-May-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: 25 August 2021

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7/3 Austin Place Melton South VIC 3338

3 2 1

Sold Price **$367,000** Sold Date **06-Feb-21**

Distance **0.43km**



1/118 Palmerston Street Melton VIC 3337

2 1 1

Sold Price **$367,500** Sold Date **23-Jun-21**

Distance **3.15km**



1/45 Smoult Drive Kurunjang VIC 3337

3 1 1

Sold Price **$362,500** Sold Date **27-May-21**

Distance **3.68km**

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

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