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	14/44-50 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	$339,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$320,000	Property type	Unit	Suburb	Melton South
Period-from	01 Jan 2021	to	31 Dec 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
5/148 Station Road Melton VIC 3337	$310,000	05-Oct-21
5/50-52 Station Road Melton South VIC 3338	$335,000	10-Dec-21
3/36-38 Palmerston Street Melton VIC 3337	$320,000	09-Dec-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: 21 January 2022

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5/148 Station Road Melton VIC 3337

2 1 1

Sold Price **$310,000** Sold Date **05-Oct-21**

Distance **0.26km**



5/50-52 Station Road Melton South VIC 3338

2 1 1

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

Distance **0.65km**



3/36-38 Palmerston Street Melton VIC 3337

2 1 1

Sold Price **$320,000** Sold Date **09-Dec-21**

Distance **0.86km**



7/39 Wickham Street Melton South VIC 3338

2 1 1

Sold Price RS **$325,000** Sold Date **24-Nov-21**

Distance **1.58km**

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

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