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 SECOND AVENUE 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	$399,000	&	$439,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$511,000	Property type	House	Suburb	Melton South
Period-from	01 Dec 2021	to	30 Nov 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
3 SECOND AVENUE MELTON SOUTH VIC 3338	$415,000	12-Nov-22
10 SECOND AVENUE MELTON SOUTH VIC 3338	$415,000	27-Nov-21
19 FIRST AVENUE MELTON SOUTH VIC 3338	$430,000	03-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: 02 December 2022

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3 SECOND AVENUE MELTON SOUTH VIC 3338

3 1 2

Sold Price RS **$415,000** Sold Date **12-Nov-22**

Distance **0.01km**



10 SECOND AVENUE MELTON SOUTH VIC 3338

3 1 1

Sold Price **$415,000** Sold Date **27-Nov-21**

Distance **0.1km**



19 FIRST AVENUE MELTON SOUTH VIC 3338

3 1 2

Sold Price **$430,000** Sold Date **03-Jun-22**

Distance **0.24km**

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

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