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	1/1 ALEXANDRA STREET MELTON VIC 3337

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	$369,000	&	$389,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$372,625	Property type	Unit	Suburb	Melton
Period-from	01 Sep 2021	to	31 Aug 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
7/69-71 BARRIES ROAD MELTON VIC 3337	$378,500	22-Apr-22
16 GLADSTONE GROVE MELTON VIC 3337	$385,000	02-Aug-22
1/36 ONEILLS ROAD MELTON VIC 3337	$365,000	07-Jul-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: 05 September 2022

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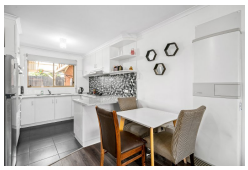

7/69-71 BARRIES ROAD MELTON VIC 3337

2 1 1

Sold Price **$378,500** Sold Date **22-Apr-22**

Distance **0.65km**



16 GLADSTONE GROVE MELTON VIC 3337

2 1 1

Sold Price RS **$385,000** Sold Date **02-Aug-22**

Distance **0.68km**



1/36 ONEILLS ROAD MELTON VIC 3337

2 1 1

Sold Price **$365,000** Sold Date **07-Jul-22**

Distance **0.76km**

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

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