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	1/14 Bernard Drive 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	$299,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$306,000	Property type	Unit	Suburb	Melton South
Period-from	01 Jan 2020	to	31 Dec 2020	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
3/51-53 Station Road Melton South VIC 3338	$285,000	08-Oct-20
15/55-61 Barries Road Melton VIC 3337	$273,000	02-Feb-20
2/14 Creek Street Melton South VIC 3338	$269,000	27-May-20





2/14 Creek Street Melton South VIC 3338 Sold Price $269,000 Sold Date 27-May-20

2 1 1 Distance 0.91km

RS = Recent sale UN = Undisclosed Sale

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