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	36/62 ANDREW 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~~		or range between	$359,000	&	$379,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$360,000	Property type	Unit	Suburb	Melton South
Period-from	01 Sep 2023	to	31 Aug 2024	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.

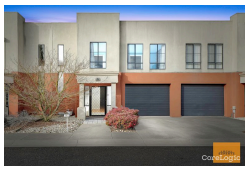
Address of comparable property	Price	Date of sale
26/62 ANDREW STREET MELTON SOUTH VIC 3338	$360,000	18-Sep-24
41/62 ANDREW STREET MELTON SOUTH VIC 3338	$350,000	03-Sep-24
48/62 ANDREW STREET MELTON SOUTH VIC 3338	$360,000	13-Feb-24

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: 24 September 2024

Professionals
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26/62 ANDREW STREET MELTON SOUTH VIC 3338

3 1 1

Sold Price RS $360,000 Sold Date 18-Sep-24

Distance 0.08km



41/62 ANDREW STREET MELTON SOUTH VIC 3338

3 1 1

Sold Price RS $350,000 Sold Date 03-Sep-24

Distance 0.04km



48/62 ANDREW STREET MELTON SOUTH VIC 3338

3 1 1

Sold Price $360,000 Sold Date 13-Feb-24

Distance 0.1km

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

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