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	5/1 Reserve Road West 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	$270,000	&	$290,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$320,000	Property type	Unit	Suburb	Melton
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
6/62 Andrew Street Melton South VIC 3338	$291,000	10-Nov-20
3/51-53 Station Road Melton South VIC 3338	$285,000	08-Oct-20
2/18 Toolern Street Melton South VIC 3338	$285,000	22-Dec-20

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: 22 January 2021

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6/62 Andrew Street Melton South VIC 3338

2 1 1

Sold Price **$291,000** Sold Date **10-Nov-20**

Distance **0.77km**



3/51-53 Station Road Melton South VIC 3338

2 1 1

Sold Price **$285,000** Sold Date **08-Oct-20**

Distance **1.68km**



2/18 Toolern Street Melton South VIC 3338

2 1 1

Sold Price RS **$285,000** Sold Date **22-Dec-20**

Distance **2.11km**

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

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