

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

35/62 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

\$349,000

&

\$359,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$343,500

Property type

Unit

Suburb

Melton South

Period-from

01 Jul 2021

to

30 Jun 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

44/62 ANDREW STREET MELTON SOUTH VIC 3338	\$360,000	08-Mar-22
45/62 ANDREW STREET MELTON SOUTH VIC 3338	\$360,000	16-Jun-22
46/62 ANDREW STREET MELTON SOUTH VIC 3338	\$365,000	07-Mar-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: 01 July 2022

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**44/62 ANDREW STREET MELTON
SOUTH VIC 3338**

 3  1  1

Sold Price

\$360,000

Sold Date

08-Mar-22

Distance

0.07km



**45/62 ANDREW STREET MELTON
SOUTH VIC 3338**

 3  1  1

Sold Price

^{RS} **\$360,000**

Sold Date

16-Jun-22

Distance

0.08km



**46/62 ANDREW STREET MELTON
SOUTH VIC 3338**

 3  1  1

Sold Price

\$365,000

Sold Date

07-Mar-22

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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