

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

2/7 Toolern 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

\$299,000

&

\$319,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$300,000

Property type

Unit

Suburb

Melton South

Period-from

01 Sep 2018

to

31 Aug 2019

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

1/7 Toolern Street Melton South VIC 3338	\$320,000	08-May-19
1/13 Toolern Street Melton South VIC 3338	\$315,000	23-Feb-19
2/13 Toolern Street Melton South VIC 3338	\$265,000	09-Mar-19

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: 23 September 2019



we know west

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1/7 Toolern Street Melton South VIC 3338 Sold Price **\$320,000** Sold Date **08-May-19**

2 1 1

Distance **0.02km**



1/13 Toolern Street Melton South VIC 3338 Sold Price **\$315,000** Sold Date **23-Feb-19**

2 1 2

Distance **0.06km**



2/13 Toolern Street Melton South VIC 3338 Sold Price **\$265,000** Sold Date **09-Mar-19**

2 1 1

Distance **0.06km**

RS = Recent sale UN = Undisclosed Sale

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