

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

15/55-61 Barries Road 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

\$279,000

&

\$299,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$315,000

Property type

Unit

Suburb

Melton

Period-from

01 Oct 2018

to

30 Sep 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

3/69-71 Barries Road Melton VIC 3337	\$290,000	28-Aug-19
1/117 Station Road Melton South VIC 3338	\$285,000	05-Jun-19
6/28 Palmerston Street Melton VIC 3337	\$290,000	12-Jun-18

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 October 2019

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3/69-71 Barries Road Melton VIC 3337

2 1 1

Sold Price ^{RS} **\$290,000** ^{UN} Sold Date **28-Aug-19**

Distance **0.06km**



1/117 Station Road Melton South VIC 3338

2 1 1

Sold Price **\$285,000** Sold Date **05-Jun-19**

Distance **0.69km**



6/28 Palmerston Street Melton VIC 3337

2 1 1

Sold Price **\$290,000** Sold Date **12-Jun-18**

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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