

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

2/17 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

\$385,000

&

\$395,000

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

3/7 TOOLERN STREET MELTON SOUTH VIC 3338	\$345,000	11-Oct-23
2/7 COVENTRY PLACE MELTON SOUTH VIC 3338	\$390,000	31-Jul-24
3/24 EXFORD ROAD MELTON SOUTH VIC 3338	\$385,000	13-Aug-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: 03 September 2024



**3/7 TOOLERN STREET MELTON
SOUTH VIC 3338**

🛏️ 2 🚿 1 🚗 1

Sold Price **\$345,000** Sold Date **11-Oct-23**

Distance **0.11km**



**2/7 COVENTRY PLACE MELTON
SOUTH VIC 3338**

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Sold Price ^{RS} **\$390,000** ^{UN} Sold Date **31-Jul-24**

Distance **1.47km**



**3/24 EXFORD ROAD MELTON
SOUTH VIC 3338**

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Sold Price ^{RS} **\$385,000** Sold Date **13-Aug-24**

Distance **0.25km**



**1/8 BRENNAN STREET MELTON
SOUTH VIC 3338**

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Sold Price **\$380,000** Sold Date **29-Jan-24**

Distance **0.32km**



**1/32 BROOKLYN ROAD MELTON
SOUTH VIC 3338**

🛏️ 2 🚿 1 🚗 1

Sold Price **\$350,000** Sold Date **05-Dec-23**

Distance **0.46km**

RS = Recent sale UN = Undisclosed Sale

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