

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

4/17 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

\$435,000

or range
between

&

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

| | | |
|---|-----------|-----------|
| 8/18 CREEK STREET MELTON SOUTH VIC 3338 | \$422,000 | 29-May-24 |
| 4/37 WICKHAM STREET MELTON SOUTH VIC 3338 | \$445,000 | 23-Oct-23 |
| 2/2 FRASER STREET MELTON SOUTH VIC 3338 | \$420,000 | 06-Oct-23 |

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



**8/18 CREEK STREET MELTON
SOUTH VIC 3338**

 3  2  2

Sold Price ^{RS} **\$422,000** Sold Date **29-May-24**

Distance **0.07km**



**4/37 WICKHAM STREET MELTON
SOUTH VIC 3338**

 3  2  2

Sold Price **\$445,000** Sold Date **23-Oct-23**

Distance **0.65km**



**2/2 FRASER STREET MELTON
SOUTH VIC 3338**

 3  1  2

Sold Price **\$420,000** Sold Date **06-Oct-23**

Distance **0.65km**



**4/3 AUSTIN PLACE MELTON
SOUTH VIC 3338**

 3  2  1

Sold Price **\$415,000** Sold Date **24-Apr-24**

Distance **1.02km**



**9/4 AUSTIN PLACE MELTON
SOUTH VIC 3338**

 3  1  1

Sold Price **\$350,000** Sold Date **28-Oct-23**

Distance **1.17km**

RS = Recent sale UN = Undisclosed Sale

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