

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

2/137-139 Centenary Avenue 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$321,000

Property type

Unit

Suburb

Melton

Period-from

01 May 2020

to

30 Apr 2021

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

3/55 Church Street Melton VIC 3337	\$310,000	22-Jan-21
72A Scott Street Melton VIC 3337	\$319,000	07-Jan-21
1/35 Tullidge Street Melton VIC 3337	\$320,000	16-Mar-21

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: 05 May 2021


3/55 Church Street Melton VIC 3337

 2
  1
  1

Sold Price

\$310,000

Sold Date

22-Jan-21

Distance

0.83km

72A Scott Street Melton VIC 3337

 2
  1
  1

Sold Price

\$319,000

Sold Date

07-Jan-21

Distance

0.6km

1/35 Tullidge Street Melton VIC 3337

 2
  1
  1

Sold Price

^{RS} **\$320,000**

Sold Date

16-Mar-21

Distance

1.56km

RS = Recent sale

UN = Undisclosed Sale

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