

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

38 PHILLIP 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

\$441,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

House

Suburb

Melton South

Period-from

01 Mar 2022

to

28 Feb 2023

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

9 RAINSFORD PLACE MELTON WEST VIC 3337	\$427,000	06-Feb-23
6 ERSKINE WAY MELTON WEST VIC 3337	\$432,000	09-Mar-23
53 FAIRHAVEN BOULEVARD MELTON WEST VIC 3337	\$466,000	05-Sep-22

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: 28 March 2023

**9 RAINSFORD PLACE MELTON WEST VIC 3337**

3 1 1

Sold Price **\$427,000** Sold Date **06-Feb-23**Distance **2.14km****6 ERSKINE WAY MELTON WEST VIC 3337**

3 1 1

Sold Price ^{RS} **\$432,000** ^{UN} Sold Date **09-Mar-23**Distance **2.28km****53 FAIRHAVEN BOULEVARD MELTON WEST VIC 3337**

3 1 1

Sold Price **\$466,000** Sold Date **05-Sep-22**Distance **2.4km**

RS = Recent sale

UN = Undisclosed Sale

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