

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 Lorna Place Melton West 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

\$609,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

House

Suburb

Melton West

Period-from

01 Oct 2020

to

30 Sep 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

6 Farmer Court Melton West VIC 3337	\$612,000	29-May-21
5 Denise Place Melton West VIC 3337	\$630,000	23-Apr-21
8 Pascoe Court Melton West VIC 3337	\$652,000	01-Oct-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: 21 October 2021



6 Farmer Court Melton West VIC 3337

 5  2  2

Sold Price

\$612,000

Sold Date **29-May-21**

Distance **0.12km**



5 Denise Place Melton West VIC 3337

 4  2  6

Sold Price

\$630,000

Sold Date **23-Apr-21**

Distance **0.58km**



8 Pascoe Court Melton West VIC 3337

 5  2  2

Sold Price

^{RS} **\$652,000**

Sold Date **01-Oct-21**

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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