

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

1 CAMBRIAN WAY, MELTON WEST, VIC 3337

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$365,000 to \$400,000

Median sale price

Median price

\$485,000

Property type

House

Suburb

MELTON WEST

Period

01 October 2020 to 31 December 2020

Source



Comparable property sales

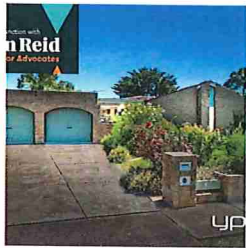
These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
33 CALLANAN DR, MELTON SOUTH, VIC 3338	\$400,000	18/11/2020
2 DORSET PL, MELTON WEST, VIC 3337	\$392,000	27/11/2020
8 ALKEMADE DR, MELTON, VIC 3337	\$396,500	07/10/2020

This Statement of Information was prepared on: 26/02/2021

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 CAMBRIAN WAY, MELTON WEST, VIC

 4  2  2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$365,000 to \$400,000**

Provided by: Ian Stewart, Ian Reid Buyer & Vendor Advocates

MEDIAN SALE PRICE



MELTON WEST, VIC, 3337

Suburb Median Sale Price (House)

\$485,000

01 October 2020 to 31 December 2020

Provided by:  pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



33 CALLANAN DR, MELTON SOUTH, VIC 3338

 4  1  2

Sale Price

\$400,000

Sale Date: 18/11/2020

Distance from Property: 1.9km



2 DORSET PL, MELTON WEST, VIC 3337

 4  2  2

Sale Price

\$392,000

Sale Date: 27/11/2020

Distance from Property: 417m



8 ALKEMADE DR, MELTON, VIC 3337

 4  1  2

Sale Price

\$396,500

Sale Date: 07/10/2020

Distance from Property: 1.5km



This report has been compiled on 26/02/2021 by Ian Reid Buyer & Vendor Advocates. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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