

## 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

21 Pamela Court Melton West VIC 3337

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$445,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

Property type

House

Suburb

Melton West

Period-from

01 Mar 2019

to

29 Feb 2020

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

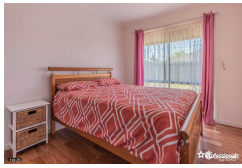
Date of sale

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 11 Pimbit Court Kurunjang VIC 3337      | \$410,000 | 02-Mar-20 |
| 95 Barries Road Melton VIC 3337         | \$412,500 | 25-Feb-20 |
| 30 Stanley Crescent Brookfield VIC 3338 | \$418,000 | 10-Feb-20 |

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: 19 March 2020



**11 Pimbit Court Kurunjang VIC 3337** Sold Price <sup>RS</sup> **\$410,000** Sold Date **02-Mar-20**

 3  2  1

Distance **3.66km**



**95 Barries Road Melton VIC 3337** Sold Price <sup>RS</sup> **\$412,500** Sold Date **25-Feb-20**

 3  2  2

Distance **1.75km**



**30 Stanley Crescent Brookfield VIC 3338** Sold Price <sup>RS</sup> **\$418,000** Sold Date **10-Feb-20**

 3  1  -

Distance **1.63km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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