

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 GLEBE 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

\$549,000

&

\$589,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

House

Suburb

Melton West

Period-from

01 Mar 2021

to

28 Feb 2022

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 PULFORD COURT MELTON WEST VIC 3337	\$550,000	12-Jan-22
4 BALFOUR PLACE MELTON WEST VIC 3337	\$585,500	30-Nov-21
387 CENTENARY AVENUE MELTON WEST VIC 3337	\$575,000	07-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 March 2022



6 PULFORD COURT MELTON WEST VIC 3337 Sold Price ^{RS} **\$550,000** ^{UN} Sold Date **12-Jan-22**

3 2 2

Distance **1km**



4 BALFOUR PLACE MELTON WEST VIC 3337 Sold Price **\$585,500** Sold Date **30-Nov-21**

3 2 2

Distance **1.15km**



387 CENTENARY AVENUE MELTON WEST VIC 3337 Sold Price **\$575,000** Sold Date **07-Oct-21**

3 2 2

Distance **1.3km**

RS = Recent sale

UN = Undisclosed Sale

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