

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

3 Evelyn Close 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$491,250

Property type

House

Suburb

Melton West

Period-from

01 Sep 2020

to

31 Aug 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

4 Homestead Close Melton West VIC 3337	\$415,000	23-Mar-21
4 Carlyle Place Melton West VIC 3337	\$405,000	16-Mar-21
41 Chelmsford Way Melton West VIC 3337	\$401,000	19-Mar-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: 07 September 2021



4 Homestead Close Melton West VIC 3337

 3  1  2

Sold Price

\$415,000

Sold Date

23-Mar-21

Distance

0.24km



4 Carlyle Place Melton West VIC 3337

 3  1  -

Sold Price

\$405,000

Sold Date

16-Mar-21

Distance

0.84km



41 Chelmsford Way Melton West VIC 3337

 3  1  2

Sold Price

\$401,000

Sold Date

19-Mar-21

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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