

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 Ramona 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

\$429,000

&

\$439,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

House

Suburb

Melton West

Period-from

01 May 2020

to

30 Apr 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

2 Dorset Place Melton West VIC 3337	\$392,000	27-Nov-20
2 Ferneaux Place Melton West VIC 3337	\$380,000	11-Dec-20
3 Ince Place Melton West VIC 3337	\$365,000	03-Feb-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: 03 May 2021



2 Dorset Place Melton West VIC 3337

Sold Price

\$392,000

Sold Date **27-Nov-20**

 4  2  2

Distance **0.08km**



2 Ferneaux Place Melton West VIC 3337

Sold Price

\$380,000

Sold Date **11-Dec-20**

 4  1  2

Distance **0.23km**



3 Ince Place Melton West VIC 3337

Sold Price

\$365,000

Sold Date **03-Feb-21**

 3  1  1

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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