

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

7 Parkwood 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

\$419,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$429,000

Property type

House

Suburb

Melton West

Period-from

01 Feb 2019

to

31 Jan 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

2 Parkwood Place Melton West VIC 3337	\$402,500	12-Oct-19
11 Hurley Street Melton VIC 3337	\$427,000	17-Aug-19
6 Hurley Street Melton VIC 3337	\$420,000	31-Aug-19

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: 05 February 2020



2 Parkwood Place Melton West VIC 3337 Sold Price **\$402,500** Sold Date **12-Oct-19**

 3  1  2

Distance **0.06km**



11 Hurley Street Melton VIC 3337 Sold Price **\$427,000** Sold Date **17-Aug-19**

 3  2  4

Distance **0.75km**



6 Hurley Street Melton VIC 3337 Sold Price **\$420,000** Sold Date **31-Aug-19**

 3  1  4

Distance **0.79km**

RS = Recent sale **UN** = Undisclosed Sale

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