

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

1/4 Brazil Court, Melton West Vic 3337

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$460,000

&

\$500,000

Median sale price

Median price \$560,000

Property Type House

Suburb Melton West

Period - From 01/07/2023

to

30/09/2023

Source REIV

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

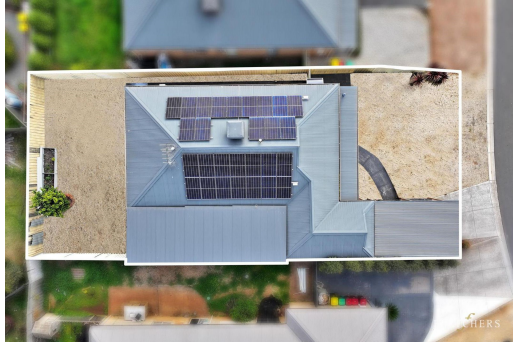
	Address of comparable property	Price	Date of sale
1	71 Caitlyn Dr HARKNESS 3337	\$510,000	20/06/2023
2	1/6 Borrowdale Rd HARKNESS 3337	\$475,000	21/08/2023
3	2/12 Marlo Dr HARKNESS 3337	\$465,000	12/06/2023

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 six months.~~

This Statement of Information was prepared on:

22/11/2023 13:29



3 2 2

Property Type: House
Land Size: 422 sqm approx
Agent Comments

Indicative Selling Price
\$460,000 - \$500,000
Median House Price
September quarter 2023: \$560,000

Comparable Properties



71 Caitlyn Dr HARKNESS 3337 (REI/VG)

Agent Comments

3 2 2

Price: \$510,000
Method: Private Sale
Date: 20/06/2023
Property Type: House
Land Size: 372 sqm approx



1/6 Borrowdale Rd HARKNESS 3337 (REI)

Agent Comments

3 2 2

Price: \$475,000
Method: Private Sale
Date: 21/08/2023
Property Type: House (Res)
Land Size: 383 sqm approx

2/12 Marlo Dr HARKNESS 3337 (REI/VG)

Agent Comments

3 2 1

Price: \$465,000
Method: Private Sale
Date: 12/06/2023
Property Type: House (Res)