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 ARGYLL CIRCUIT 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	\$500,000	&	\$520,000
Single Price		\$500,000	&	\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$540,000	Prop	erty type House		Suburb	Melton West	
Period-from	01 Oct 2021	to	30 Sep 2	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
121 WESTMELTON DRIVE MELTON WEST VIC 3337	\$515,000	02-Jun-22
8 ARGYLL CIRCUIT MELTON WEST VIC 3337	\$494,000	25-Jul-22
38 CHELMSFORD WAY MELTON WEST VIC 3337	\$470,000	25-Aug-22

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 October 2022





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121 WESTMELTON DRIVE MELTON Sold Price WEST VIC 3337

\$515,000 Sold Date 02-Jun-22

Distance 0.72km



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8 ARGYLL CIRCUIT MELTON WEST Sold Price VIC 3337

\$494,000 Sold Date **25-Jul-22**

Distance 0.14km

38 CHELMSFORD WAY MELTON WEST VIC 3337

Sold Price

RS **\$470,000** Sold Date **25-Aug-22**

⇔ -

\$ 2

Distance 0.63km

RS = Recent sale

UN = Undisclosed Sale

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