

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

35 Gleneagles Drive, Melton West Vic 3337

Indicative selling price

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

Single price

\$915,000

Median sale price

Median price

\$580,000

Property Type

House

Suburb

Melton West

Period - From

01/10/2023

to

31/12/2023

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	5 Westlake Dr MELTON WEST 3337	\$805,000	30/11/2023
2	712 High St MELTON WEST 3337	\$770,000	19/12/2023
3	12 Stanford Tce MELTON WEST 3337	\$745,000	23/10/2023

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:

03/04/2024 17:11



4 2 4

Property Type: House
Land Size: 964 sqm approx
Agent Comments

Indicative Selling Price

\$915,000

Median House Price

December quarter 2023: \$580,000

Comparable Properties

5 Westlake Dr MELTON WEST 3337 (VG)

Agent Comments

4 - -

Price: \$805,000
Method: Sale
Date: 30/11/2023
Property Type: House (Res)
Land Size: 786 sqm approx



712 High St MELTON WEST 3337 (REI/VG)

Agent Comments

4 2 4

Price: \$770,000
Method: Private Sale
Date: 19/12/2023
Property Type: House
Land Size: 883 sqm approx



12 Stanford Tce MELTON WEST 3337 (REI/VG)

Agent Comments

3 2 4

Price: \$745,000
Method: Private Sale
Date: 23/10/2023
Property Type: House
Land Size: 763 sqm approx

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