

# 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

52 James Cook Drive, Melton West Vic 3337

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price between \$440,000 & \$480,000

### Median sale price

Median price \$531,000 Property Type House Suburb Melton West

Period - From 01/01/2022 to 31/03/2022 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	9 Craigmores PI MELTON WEST 3337	\$530,000	10/12/2021
2	4 Heritage Way MELTON WEST 3337	\$490,000	24/03/2022
3	54 James Cook Dr MELTON WEST 3337	\$485,000	07/12/2021

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:

15/06/2022 16:38

52 James Cook Drive, Melton West Vic 3337



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**Rooms:** 5  
**Property Type:** House  
**Land Size:** 700 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$440,000 - \$480,000  
**Median House Price**  
March quarter 2022: \$531,000

## Comparable Properties



**9 Craigmores PI MELTON WEST 3337 (REI/VG)** **Agent Comments**

3 2 2

**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 10/12/2021  
**Property Type:** House  
**Land Size:** 852 sqm approx



**4 Heritage Way MELTON WEST 3337 (REI/VG)** **Agent Comments**

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**Price:** \$490,000  
**Method:** Private Sale  
**Date:** 24/03/2022  
**Property Type:** House  
**Land Size:** 638 sqm approx

**54 James Cook Dr MELTON WEST 3337 (VG)** **Agent Comments**

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**Price:** \$485,000  
**Method:** Sale  
**Date:** 07/12/2021  
**Property Type:** House (Res)  
**Land Size:** 670 sqm approx

**Account - Burnham** | P: 03 9687 1344 | F: 03 9687 2044



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