

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 SCARCROFT TERRACE 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

\$499,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$548,000

Property type

House

Suburb

Melton West

Period-from

01 Jan 2023

to

31 Dec 2023

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

8 HANNAH CLOSE MELTON WEST VIC 3337	\$500,000	19-Sep-23
40 GALLERY AVENUE HARKNESS VIC 3337	\$525,000	08-Aug-23
64 CLARET ASH BOULEVARD HARKNESS VIC 3337	\$530,000	06-Dec-23

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: 31 January 2024



**8 HANNAH CLOSE MELTON WEST
VIC 3337**

Sold Price

\$500,000

Sold Date

19-Sep-23

3

2

2

Distance

0.67km



**40 GALLERY AVENUE HARKNESS
VIC 3337**

Sold Price

^{RS} **\$525,000**

Sold Date

08-Aug-23

3

2

1

Distance

1.02km



**64 CLARET ASH BOULEVARD
HARKNESS VIC 3337**

Sold Price

\$530,000

Sold Date

06-Dec-23

3

2

2

Distance

1.23km

RS = Recent sale

UN = Undisclosed Sale

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