

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

121 WESTMELTON DRIVE 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

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$547,500

Property type

House

Suburb

Melton West

Period-from

01 Jul 2023

to

30 Jun 2024

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

14 EVELYN CLOSE MELTON WEST VIC 3337	\$520,000	17-Jul-24
12 SHEEPFOLD COURT MELTON WEST VIC 3337	\$525,000	14-Jun-24
42 HILTON WAY MELTON WEST VIC 3337	\$564,000	11-May-24

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: 22 July 2024



**14 EVELYN CLOSE MELTON WEST
VIC 3337**

3 1 2

Sold Price

^{RS} **\$520,000**

Sold Date

17-Jul-24

Distance

0.42km



**12 SHEEPFOLD COURT MELTON
WEST VIC 3337**

3 2 2

Sold Price

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

Sold Date

14-Jun-24

Distance

0.8km



**42 HILTON WAY MELTON WEST
VIC 3337**

3 1 1

Sold Price

^{RS} **\$564,000**

Sold Date

11-May-24

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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