

## 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

84 WESTMELTON 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$665,000

&

\$710,000

### 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

85 WESTMELTON DRIVE MELTON WEST VIC 3337	\$710,000	09-Sep-23
35 GALILEE BOULEVARD HARKNESS VIC 3337	\$700,000	13-Aug-23
4 MAUREEN COURT MELTON WEST VIC 3337	\$680,000	13-Sep-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: 11 January 2024



**85 WESTMELTON DRIVE MELTON  
WEST VIC 3337**

4 2 4

Sold Price

<sup>RS</sup> **\$710,000**

Sold Date **09-Sep-23**

Distance **0.12km**



**35 GALILEE BOULEVARD  
HARKNESS VIC 3337**

4 2 3

Sold Price

**\$700,000**

Sold Date **13-Aug-23**

Distance **0.88km**



**4 MAUREEN COURT MELTON  
WEST VIC 3337**

4 2 -

Sold Price

<sup>RS</sup> **\$680,000** <sup>UN</sup>

Sold Date **13-Sep-23**

Distance **1.01km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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