

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

5 HEATHERGLADE PLACE 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

&

\$549,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Melton West

Period-from

01 Feb 2022

to

31 Jan 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

9 YVONNE PLACE MELTON WEST VIC 3337	\$540,000	14-Oct-22
16 HURLEY STREET MELTON VIC 3337	\$515,000	14-Sep-22
39 HILTON WAY MELTON WEST VIC 3337	\$535,000	16-Dec-22

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: 20 February 2023

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**9 YVONNE PLACE MELTON WEST
VIC 3337**

4 2 2

Sold Price

\$540,000

Sold Date

14-Oct-22

Distance

0.38km



**16 HURLEY STREET MELTON VIC
3337**

3 1 3

Sold Price

\$515,000

Sold Date

14-Sep-22

Distance

0.74km



**39 HILTON WAY MELTON WEST
VIC 3337**

3 1 4

Sold Price

\$535,000

Sold Date

16-Dec-22

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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