

## 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

12 FERNBERG PLACE MELTON WEST VIC 3337

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$490,000

&

\$529,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,500

Property type

House

Suburb

Melton West

Period-from

01 Jun 2022

to

31 May 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 PETER PLACE MELTON WEST VIC 3337	\$474,000	25-Jun-22
3 PERRY CLOSE MELTON VIC 3337	\$473,000	09-Jun-23
5 FORREST STREET MELTON SOUTH VIC 3338	\$495,000	05-Jun-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: 14 June 2023

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### 9 PETER PLACE MELTON WEST VIC 3337

Sold Price **\$474,000** Sold Date **25-Jun-22**

 4  2  3

Distance **0.29km**



### 3 PERRY CLOSE MELTON VIC 3337

Sold Price <sup>RS</sup> **\$473,000** Sold Date **09-Jun-23**

 4  1  2

Distance **1km**



### 5 FORREST STREET MELTON SOUTH VIC 3338

Sold Price <sup>RS</sup> **\$495,000** Sold Date **05-Jun-23**

 4  2  1

Distance **4.34km**

RS = Recent sale

UN = Undisclosed Sale

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