

## 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 Empress Way 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

\$380,000

&

\$410,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

House

Suburb

Melton West

Period-from

01 Mar 2020

to

28 Feb 2021

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 2 Ferneaux Place Melton West VIC 3337   | \$380,000 | 11-Dec-20 |
| 8 Alkemade Drive Melton VIC 3337        | \$396,500 | 07-Oct-20 |
| 33 Callanan Drive Melton South VIC 3338 | \$400,000 | 18-Nov-20 |

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 March 2021



**2 Ferneaux Place Melton West VIC 3337**

Sold Price

**\$380,000**

Sold Date

**11-Dec-20**



4



1



2

Distance

**0.52km**



**8 Alkemade Drive Melton VIC 3337**

Sold Price

**\$396,500**

Sold Date

**07-Oct-20**



4



1



2

Distance

**1.1km**



**33 Callanan Drive Melton South VIC 3338**

Sold Price

**\$400,000**

Sold Date

**18-Nov-20**



4



1



2

Distance

**1.44km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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