

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

50 FAIRHAVEN BOULEVARD 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

\$589,000

&

\$629,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$528,500

Property type

House

Suburb

Melton West

Period-from

01 Jun 2021

to

31 May 2022

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

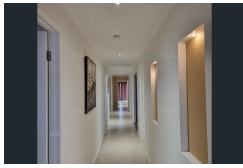
Date of sale

725 HIGH STREET MELTON WEST VIC 3337	\$600,000	30-Oct-21
4 JESSIE PLACE BROOKFIELD VIC 3338	\$617,000	10-Mar-22
14 FAIRCROFT DRIVE BROOKFIELD VIC 3338	\$615,000	14-Feb-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: 27 June 2022



**725 HIGH STREET MELTON WEST
VIC 3337**

 4  2  2

Sold Price

\$600,000

Sold Date

30-Oct-21

Distance

0.24km



**4 JESSIE PLACE BROOKFIELD VIC
3338**

 4  2  2

Sold Price

\$617,000

Sold Date

10-Mar-22

Distance

0.32km



**14 FAIRCROFT DRIVE
BROOKFIELD VIC 3338**

 4  2  2

Sold Price

\$615,000

Sold Date

14-Feb-22

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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