

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

11 MEADOW GLEN DRIVE 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

\$530,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

House

Suburb

Melton West

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

28 GALLERY AVENUE HARKNESS VIC 3337	\$530,000	08-May-21
4 ROBINIA COURT HARKNESS VIC 3337	\$520,000	15-Jun-21
14 PAUL COURT MELTON WEST VIC 3337	\$530,000	12-Apr-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 07 October 2021

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**28 GALLERY AVENUE HARKNESS
VIC 3337**

Sold Price **\$530,000** Sold Date **08-May-21**

4 2 2

Distance **1.24km**



**4 ROBINIA COURT HARKNESS VIC
3337**

Sold Price **\$520,000** Sold Date **15-Jun-21**

4 2 2

Distance **1km**



**14 PAUL COURT MELTON WEST
VIC 3337**

Sold Price **\$530,000** Sold Date **12-Apr-21**

4 2 2

Distance **0.63km**

RS = Recent sale UN = Undisclosed Sale

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