

## 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

3 KATRINA 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

\$749,000

&

\$799,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$537,500

Property type

House

Suburb

Melton West

Period-from

01 Sep 2022

to

31 Aug 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 5 JOSEPHINE COURT HARKNESS VIC 3337   | \$825,000 | 24-Aug-23 |
| 24 HAYWOOD GROVE MELTON WEST VIC 3337 | \$750,000 | 14-Jul-23 |
| 5 CARLYON CLOSE MELTON WEST VIC 3337  | \$740,000 | 11-Aug-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: 08 September 2023



**5 JOSEPHINE COURT HARKNESS  
VIC 3337**

6 3 2

Sold Price

<sup>RS</sup> **\$825,000** Sold Date **24-Aug-23**

Distance **1.72km**



**24 HAYWOOD GROVE MELTON  
WEST VIC 3337**

4 2 2

Sold Price

**\$750,000** Sold Date **14-Jul-23**

Distance **1.84km**



**5 CARLYON CLOSE MELTON WEST  
VIC 3337**

4 2 -

Sold Price

<sup>RS</sup> **\$740,000** Sold Date **11-Aug-23**

Distance **1.87km**

**RS** = Recent sale **UN** = Undisclosed Sale

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