

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

7 Craigmore Place 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

\$540,000

&

\$594,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

House

Suburb

Melton West

Period-from

01 Feb 2021

to

31 Jan 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

9 Craigmore Place Melton West VIC 3337	\$530,000	10-Dec-21
19 Heritage Way Melton West VIC 3337	\$540,000	16-Nov-21
3 Glebe Place Melton West VIC 3337	\$565,500	16-Dec-21

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.~~

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9 Craigmore Place Melton West VIC 3337 Sold Price ^{RS} **\$530,000** ^{UN} Sold Date **10-Dec-21**
Distance **0.03km**

3 1 2



19 Heritage Way Melton West VIC 3337 Sold Price **\$540,000** Sold Date **16-Nov-21**
Distance **0.12km**

4 2 2



3 Glebe Place Melton West VIC 3337 Sold Price ^{RS} **\$565,500** Sold Date **16-Dec-21**
Distance **0.2km**

3 2 2

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

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