



STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

37 Fairhaven Boulevard Melton West VIC 3337

4 2 2

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$419,000 & \$439,000

Median Sale Price

\$450,000 Houses in Melton west between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



16 Glencroft Terrace Melton West VIC 3337

4 2 2

Sold Price

\$438,000

Sold Date

05-Apr-18

Distance

0.22km



675 High Street Melton West VIC 3337

4 2 2

Sold Price

\$435,000

Sold Date

27-Aug-18

Distance

0.35km



33 Carlyon Close Melton West VIC 3337

4 2 2

Sold Price

^{RS} **\$428,000**

Sold Date

15-Feb-19

Distance

1.89km

RS = Recent sale

UN = Undisclosed Sale

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