

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

4 Mircella 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

\$580,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$438,000

Property type

House

Suburb

Melton West

Period-from

01 Dec 2019

to

30 Nov 2020

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

2 Paterson Court Brookfield VIC 3338	\$576,000	30-Sep-19
303 Centenary Avenue Melton West VIC 3337	\$570,000	02-Jul-19
313 Centenary Avenue Melton West VIC 3337	\$600,000	16-Jan-20

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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2 Paterson Court Brookfield VIC 3338

4 2 2

Sold Price **\$576,000** Sold Date **30-Sep-19**

Distance **1.14km**



303 Centenary Avenue Melton West VIC 3337

4 2 3

Sold Price **\$570,000** Sold Date **02-Jul-19**

Distance **1.3km**



313 Centenary Avenue Melton West VIC 3337

4 2 3

Sold Price **\$600,000** Sold Date **16-Jan-20**

Distance **1.34km**

RS = Recent sale UN = Undisclosed Sale

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