

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 SLEETH COURT 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

\$639,000

&

\$679,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

House

Suburb

Melton West

Period-from

01 Oct 2022

to

30 Sep 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

4 MAUREEN COURT MELTON WEST VIC 3337	\$680,000	13-Sep-23
14 MARK PLACE MELTON WEST VIC 3337	\$651,500	23-Aug-23
16 HILTON WAY MELTON WEST VIC 3337	\$645,000	30-May-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: 13 October 2023

Ryan Anders
P 03 9746 8899
M 0434 900 300
E randers@ypa.com.au



4 MAUREEN COURT MELTON WEST VIC 3337

4 2 2

Sold Price ^{RS} **\$680,000** ^{UN} Sold Date **13-Sep-23**

Distance **0.26km**



14 MARK PLACE MELTON WEST VIC 3337

5 2 2

Sold Price ^{RS} **\$651,500** ^{UN} Sold Date **23-Aug-23**

Distance **0.39km**



16 HILTON WAY MELTON WEST VIC 3337

3 2 2

Sold Price **\$645,000** Sold Date **30-May-23**

Distance **0.51km**

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

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