

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

2 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

\$730,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$542,500

Property type

House

Suburb

Melton West

Period-from

01 Aug 2022

to

31 Jul 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

2 HIGHLANDER PLACE MELTON WEST VIC 3337	\$935,000	05-Jun-23
15 MCKINNON COURT MELTON WEST VIC 3337	\$650,000	08-Mar-23
31 PALMERSTON STREET MELTON VIC 3337	\$660,000	18-Aug-22

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: 22 August 2023



2 HIGHLANDER PLACE MELTON WEST VIC 3337

4  3  6 

Sold Price **\$935,000** Sold Date **05-Jun-23**

Distance **1.91km**

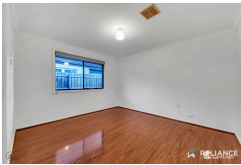


15 MCKINNON COURT MELTON WEST VIC 3337

4  3  2 

Sold Price **\$650,000** Sold Date **08-Mar-23**

Distance **0.53km**



31 PALMERSTON STREET MELTON VIC 3337

4  3  4 

Sold Price **\$660,000** Sold Date **18-Aug-22**

Distance **1.7km**



177 CENTENARY AVENUE MELTON VIC 3337

4  3  2 

Sold Price **\$470,000** Sold Date **27-Feb-23**

Distance **1.5km**



27 SANDRA STREET MELTON VIC 3337

4  3  6 

Sold Price **\$643,000** Sold Date **10-Nov-22**

Distance **0.9km**

RS = Recent sale UN = Undisclosed Sale

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