

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

5 WESTLAKE DRIVE 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

\$789,000

&

\$849,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

House

Suburb

Melton West

Period-from

01 Nov 2022

to

31 Oct 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

3 LAKEVIEW TERRACE MELTON WEST VIC 3337	\$890,000	25-Feb-23
31 CARLYON CLOSE MELTON WEST VIC 3337	\$778,000	25-May-23
11 STRETTON DRIVE BROOKFIELD VIC 3338	\$750,000	29-Jul-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: 22 November 2023

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**3 LAKEVIEW TERRACE MELTON
WEST VIC 3337**

5 2 2

Sold Price **\$890,000** Sold Date **25-Feb-23**

Distance **0.16km**



**31 CARLYON CLOSE MELTON
WEST VIC 3337**

4 2 4

Sold Price **\$778,000** Sold Date **25-May-23**

Distance **1.25km**



**11 STRETTON DRIVE BROOKFIELD
VIC 3338**

4 2 2

Sold Price **\$750,000** Sold Date **29-Jul-23**

Distance **1.55km**

RS = Recent sale UN = Undisclosed Sale

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