

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 FERNBERG 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

\$499,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$547,500

Property type

House

Suburb

Melton West

Period-from

01 Jul 2023

to

30 Jun 2024

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

5 KINGSLEY PLACE MELTON WEST VIC 3337	\$525,000	05-Apr-24
6 DULCIFY COURT HARKNESS VIC 3337	\$522,000	13-Apr-24
12 SHEEPFOLD COURT MELTON WEST VIC 3337	\$525,000	14-Jun-24

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: 15 July 2024



5 KINGSLEY PLACE MELTON WEST VIC 3337 Sold Price **\$525,000** Sold Date **05-Apr-24**

 3  2  2

Distance **0.39km**



6 DULCIFY COURT HARKNESS VIC 3337 Sold Price **\$522,000** Sold Date **13-Apr-24**

 3  1  2

Distance **0.66km**



12 SHEEPFOLD COURT MELTON WEST VIC 3337 Sold Price ^{RS} **\$525,000** Sold Date **14-Jun-24**

 3  2  2

Distance **0.83km**

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

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