

## 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 LUMEA PLACE MELTON WEST VIC 3337

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$539,000

&

\$559,000

### 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 3 LUMEA PLACE MELTON WEST VIC 3337       | \$550,000 | 21-Jun-23 |
| 81 WESTMELTON DRIVE MELTON WEST VIC 3337 | \$530,000 | 24-May-23 |
| 81 JAMES COOK DRIVE MELTON WEST VIC 3337 | \$530,000 | 19-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.~~

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**3 LUMEA PLACE MELTON WEST  
 VIC 3337**

 3  2  3

Sold Price **\$550,000** Sold Date **21-Jun-23**

Distance **0.03km**



**81 WESTMELTON DRIVE MELTON  
 WEST VIC 3337**

 3  2  2

Sold Price **\$530,000** Sold Date **24-May-23**

Distance **0.41km**



**81 JAMES COOK DRIVE MELTON  
 WEST VIC 3337**

 3  2  2

Sold Price Sold Date **19-Jul-23**

Distance **0.66km**



**3 FERNEAUX PLACE MELTON  
 WEST VIC 3337**

 4  2  2

Sold Price <sup>RS</sup> **\$546,000** Sold Date **13-Sep-23**

Distance **0.66km**

RS = Recent sale UN = Undisclosed Sale

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