

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 DEVON 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

\$419,000

&

\$459,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$541,500

Property type

House

Suburb

Melton West

Period-from

01 Oct 2021

to

30 Sep 2022

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

8 DEVON PLACE MELTON WEST VIC 3337	\$530,000	11-Jul-22
9 DEVON PLACE MELTON WEST VIC 3337	\$440,000	16-Apr-22
8 ARGYLL CIRCUIT MELTON WEST VIC 3337	\$494,000	25-Jul-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: 19 October 2022

 © Devon Place, Melton West	8 DEVON PLACE MELTON WEST VIC 3337	Sold Price	\$530,000	Sold Date	11-Jul-22
	 3  2  2			Distance	0.04km
	9 DEVON PLACE MELTON WEST VIC 3337	Sold Price	\$440,000	Sold Date	16-Apr-22
	 3  1  3			Distance	0.07km
	8 ARGYLL CIRCUIT MELTON WEST VIC 3337	Sold Price	\$494,000	Sold Date	25-Jul-22
	 3  2  2			Distance	0.1km

RS = Recent sale

UN = Undisclosed Sale

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