

## 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

12 MCIVOR COURT MELTON WEST VIC 3337

### Indicative selling price

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

Single Price

or range  
between

\$860,000

&

\$890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

House

Suburb

Melton West

Period-from

01 Nov 2023

to

31 Oct 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

33 GLENEAGLES DRIVE MELTON WEST VIC 3337	\$930,000	16-Sep-24
89 WESTLAKE DRIVE MELTON WEST VIC 3337	\$840,000	31-May-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: 21 November 2024



**33 GLENEAGLES DRIVE MELTON  
WEST VIC 3337**

5 2 4

Sold Price

<sup>RS</sup> **\$930,000**

Sold Date

**16-Sep-24**

Distance

**0.33km**



**89 WESTLAKE DRIVE MELTON  
WEST VIC 3337**

5 2 4

Sold Price

**\$840,000**

Sold Date

**31-May-24**

Distance

**0.86km**

RS = Recent sale

UN = Undisclosed Sale

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