

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

109 Westmelton 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

\$479,000

&

\$499,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$491,250

Property type

House

Suburb

Melton West

Period-from

01 Sep 2020

to

31 Aug 2021

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

47 Westmelton Drive Melton West VIC 3337	\$485,000	23-Jul-21
8 Helen Court Melton West VIC 3337	\$495,000	19-Jul-21
14 Swan Street Melton VIC 3337	\$490,000	06-Sep-21

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: 13 September 2021



47 Westmelton Drive Melton West VIC 3337

4
 2
 2

Sold Price

\$485,000

Sold Date

23-Jul-21

Distance

0.72km

8 Helen Court Melton West VIC 3337

4
 2
 -

Sold Price

\$495,000

Sold Date

19-Jul-21

Distance

1.11km

14 Swan Street Melton VIC 3337

3
 1
 2

Sold Price

^{RS} **\$490,000**

Sold Date

06-Sep-21

Distance

1.88km

RS = Recent sale

UN = Undisclosed Sale

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