

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 Lancaster Way 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

\$369,000

&

\$399,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$469,500

Property type

House

Suburb

Melton West

Period-from

01 Mar 2020

to

28 Feb 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

7 Parkwood Place Melton West VIC 3337	\$377,500	30-May-20
9 Lancaster Way Melton West VIC 3337	\$373,000	20-Feb-20
3 Olympia Place Melton West VIC 3337	\$370,000	17-Nov-20

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: 22 March 2021



7 Parkwood Place Melton West VIC 3337 Sold Price **\$377,500** Sold Date **30-May-20**
Distance **0.03km**
4 beds 1 bathroom 2 cars



9 Lancaster Way Melton West VIC 3337 Sold Price **\$373,000** Sold Date **20-Feb-20**
Distance **0.05km**
3 beds 1 bathroom 1 car



3 Olympia Place Melton West VIC 3337 Sold Price **\$370,000** Sold Date **17-Nov-20**
Distance **0.2km**
3 beds 2 bathrooms 1 car

RS = Recent sale UN = Undisclosed Sale

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