

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 Ferneaux 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

\$455,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

House

Suburb

Melton West

Period-from

01 Jun 2020

to

31 May 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 Kallista Place Melton West VIC 3337	\$470,000	18-May-21
49 Rosina Drive Melton VIC 3337	\$470,000	27-Feb-21
4 Roscrea Road Melton VIC 3337	\$455,000	07-Jun-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.~~

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Ross Cooper
P 0393978900
M 0409 325 411
E ross@cooperrealestate.com.au



7 Kallista Place Melton West VIC 3337

3 1 1

Sold Price

^{RS} **\$470,000**

Sold Date

18-May-21

Distance

0.43km



49 Rosina Drive Melton VIC 3337

3 1 1

Sold Price

\$470,000

Sold Date

27-Feb-21

Distance

1.25km



4 Roscrea Road Melton VIC 3337

3 1 1

Sold Price

^{RS} **\$455,000**

Sold Date

07-Jun-21

Distance

1.61km

RS = Recent sale

UN = Undisclosed Sale

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