

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

3 CANOPUS 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

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

House

Suburb

Melton West

Period-from

01 Jul 2022

to

30 Jun 2023

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

2 CAMBRIAN WAY MELTON WEST VIC 3337	\$575,000	03-Oct-22
5 LINLITHGOW WAY MELTON WEST VIC 3337	\$637,500	29-Mar-23
5 HAYBALE PLACE MELTON WEST VIC 3337	\$620,000	25-Aug-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: 18 July 2023



2 CAMBRIAN WAY MELTON WEST VIC 3337

Sold Price

\$575,000

Sold Date

03-Oct-22



4



2



2

Distance

0.14km



5 LINLITHGOW WAY MELTON WEST VIC 3337

Sold Price

\$637,500

Sold Date

29-Mar-23



4



2



2

Distance

0.26km



5 HAYBALE PLACE MELTON WEST VIC 3337

Sold Price

\$620,000

Sold Date

25-Aug-22



4



2



2

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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