

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

8 DEVON 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

\$499,000

&

\$529,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

House

Suburb

Melton West

Period-from

01 Jun 2021

to

31 May 2022

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

4 BERWICK PLACE MELTON WEST VIC 3337	\$511,000	05-Mar-22
10 LINCOLN WAY MELTON WEST VIC 3337	\$526,000	12-Mar-22
22 RATHDOWNE CIRCUIT MELTON WEST VIC 3337	\$520,000	21-May-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: 07 June 2022



4 BERWICK PLACE MELTON WEST VIC 3337 Sold Price **\$511,000** Sold Date **05-Mar-22**

 3  1  2

Distance -



10 LINCOLN WAY MELTON WEST VIC 3337 Sold Price **\$526,000** Sold Date **12-Mar-22**

 3  2  5

Distance **0.36km**



22 RATHDOWNE CIRCUIT MELTON WEST VIC 3337 Sold Price ^{RS} **\$520,000** Sold Date **21-May-22**

 3  2  2

Distance **0.47km**

RS = Recent sale **UN** = Undisclosed Sale

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