

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

1 Lisa 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

\$399,000

&

\$435,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

House

Suburb

Melton West

Period-from

01 Oct 2020

to

30 Sep 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

4 Ramona Place Melton West VIC 3337	\$430,000	17-May-21
8 Devon Place Melton West VIC 3337	\$400,000	16-Oct-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: 29 October 2021



4 Ramona Place Melton West VIC 3337

 4  1  3

Sold Price

\$430,000

Sold Date

17-May-21

Distance

0.24km



8 Devon Place Melton West VIC 3337

 3  1  2

Sold Price

^{RS} **\$400,000**

Sold Date

16-Oct-21

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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