

## 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 Paul Harris Drive Melton West VIC 3337

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$720,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$469,500

Property type

House

Suburb

Melton West

Period-from

01 Apr 2020

to

31 Mar 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

9 Vasaliki Court Harkness VIC 3337	\$670,000	24-Dec-20
24 Meadow Glen Drive Melton West VIC 3337	\$660,000	26-Feb-21
42 Chanticleer Avenue Harkness VIC 3337	\$640,000	06-Feb-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: 15 April 2021



**9 Vasaliki Court Harkness VIC 3337** Sold Price **\$670,000** Sold Date **24-Dec-20**

 4  2  3

Distance **0.95km**



**24 Meadow Glen Drive Melton West VIC 3337** Sold Price <sup>RS</sup> **\$660,000** Sold Date **26-Feb-21**

 4  2  2

Distance **0.46km**



**42 Chanticleer Avenue Harkness VIC 3337** Sold Price <sup>RS</sup> **\$640,000** Sold Date **06-Feb-21**

 4  2  2

Distance **1.36km**

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

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