

## 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

60 CHELMSFORD WAY 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

\$499,000

&

\$549,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Melton West

Period-from

01 Nov 2021

to

31 Oct 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 10 ST JOHN PLACE MELTON WEST VIC 3337  | \$549,000 | 08-Jul-22 |
| 25 ARGYLL CIRCUIT MELTON WEST VIC 3337 | \$515,000 | 12-Sep-22 |
| 50 ARGYLL CIRCUIT MELTON WEST VIC 3337 | \$545,000 | 30-Jul-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: 28 November 2022



**10 ST JOHN PLACE MELTON WEST  
VIC 3337**

Sold Price

**\$549,000**

Sold Date

**08-Jul-22**

 3

 1

 2

Distance

**0.16km**



**25 ARGYLL CIRCUIT MELTON  
WEST VIC 3337**

Sold Price

**\$515,000**

Sold Date

**12-Sep-22**

 3

 1

 2

Distance

**0.6km**



**50 ARGYLL CIRCUIT MELTON  
WEST VIC 3337**

Sold Price

**\$545,000**

Sold Date

**30-Jul-22**

 3

 1

 2

Distance

**0.87km**

RS = Recent sale

UN = Undisclosed Sale

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