

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

1/5 The Grove 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

\$469,000

&

\$499,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

House

Suburb

Melton West

Period-from

01 Dec 2020

to

30 Nov 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

2/8 Ridgeway Melton West VIC 3337	\$465,000	04-Nov-20
14 Sherwood Place Melton West VIC 3337	\$480,000	25-Jun-21
19 Wakefields Drive Brookfield VIC 3338	\$485,000	20-Nov-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: 08 December 2021

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2/8 Ridgeway Melton West VIC 3337

3 2 2

Sold Price

\$465,000

Sold Date **04-Nov-20**

Distance

0.38km



14 Sherwood Place Melton West VIC 3337

3 2 2

Sold Price

\$480,000

Sold Date **25-Jun-21**

Distance

1.13km



19 Wakefields Drive Brookfield VIC 3338

3 2 2

Sold Price

^{RS} **\$485,000**

Sold Date **20-Nov-21**

Distance

1.38km

RS = Recent sale

UN = Undisclosed Sale

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