

## 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

6 FARMER COURT 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

\$649,000

&

\$689,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$525,000

Property type

House

Suburb

Melton West

Period-from

01 Mar 2024

to

28 Feb 2025

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

|   |           |           |
|---|-----------|-----------|
| 325 CENTENARY AVENUE MELTON WEST VIC 3337 | \$665,000 | 13-Jan-25 |
| 11 PARKWAY MELTON WEST VIC 3337           | \$680,000 | 24-Sep-24 |
| 6 PANGBOURNE AVENUE HARKNESS VIC 3337     | \$675,000 | 07-Sep-24 |

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.~~

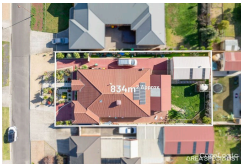
This Statement of Information was prepared on: 06 March 2025



**325 CENTENARY AVENUE MELTON WEST VIC 3337** Sold Price <sup>RS</sup> **\$665,000** <sup>UN</sup> Sold Date **13-Jan-25**  
 Distance **0.84km**  
 3 bedrooms 2 bathrooms 2 cars



**11 PARKWAY MELTON WEST VIC 3337** Sold Price **\$680,000** Sold Date **24-Sep-24**  
 Distance **0.87km**  
 4 bedrooms 2 bathrooms 2 cars



**6 PANGBOURNE AVENUE HARKNESS VIC 3337** Sold Price **\$675,000** Sold Date **07-Sep-24**  
 Distance **1.01km**  
 4 bedrooms 2 bathrooms 2 cars

RS = Recent sale      UN = Undisclosed Sale

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