

## 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

33 Haywood Grove 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

\$599,000

&

\$649,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

House

Suburb

Melton West

Period-from

01 Feb 2020

to

31 Jan 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 Ridgeway Melton West VIC 3337          | \$630,000 | 16-Dec-20 |
| 9 Harrington Drive Melton West VIC 3337  | \$605,000 | 24-Oct-20 |
| 3 Scarcroft Terrace Melton West VIC 3337 | \$650,000 | 08-Oct-20 |

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: 22 February 2021



**9 Ridgeway Melton West VIC 3337** Sold Price **\$630,000** Sold Date **16-Dec-20**

5 2 3

Distance **0.16km**



**9 Harrington Drive Melton West VIC 3337** Sold Price **\$605,000** Sold Date **24-Oct-20**

4 2 5

Distance **0.36km**



**3 Scarcroft Terrace Melton West VIC 3337** Sold Price **\$650,000** Sold Date **08-Oct-20**

5 2 2

Distance **0.95km**

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

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