

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

3 Empress Way 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

\$499,999

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,250

Property type

House

Suburb

Melton West

Period-from

01 Feb 2021

to

31 Jan 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

54 James Cook Drive Melton West VIC 3337	\$485,000	07-Dec-21
4 Kingsley Place Melton West VIC 3337	\$465,000	13-Apr-21
237 Coburns Road Melton West VIC 3337	\$505,000	11-Jan-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.~~

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54 James Cook Drive Melton West VIC 3337

3 1 2

Sold Price

\$485,000

Sold Date

07-Dec-21

Distance

0.29km



4 Kingsley Place Melton West VIC 3337

3 1 2

Sold Price

\$465,000

Sold Date

13-Apr-21

Distance

0.82km



237 Coburns Road Melton West VIC 3337

3 1 2

Sold Price

^{RS} **\$505,000**

Sold Date

11-Jan-22

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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