

## 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

8 Nirvana Place 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

\$490,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$470,000

Property type

House

Suburb

Melton West

Period-from

01 May 2020

to

30 Apr 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 Fairbank Place Melton West VIC 3337	\$520,000	23-Feb-21
260 Bulmans Road Harkness VIC 3337	\$500,000	06-Dec-20
5 Fairbank Place Melton West VIC 3337	\$510,000	23-Mar-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: 05 May 2021


**2 Fairbank Place Melton West VIC 3337**
 3  2  2

Sold Price

**\$520,000**

Sold Date

**23-Feb-21**

Distance

**0.4km**

**260 Bulmans Road Harkness VIC 3337**
 3  2  2

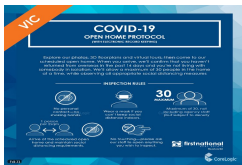
Sold Price

**\$500,000**

Sold Date

**06-Dec-20**

Distance

**0.4km**

**5 Fairbank Place Melton West VIC 3337**
 3  2  2

Sold Price

**\$510,000**

Sold Date

**23-Mar-21**

Distance

**0.44km**

RS = Recent sale

UN = Undisclosed Sale

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