

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

94 HILTON 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

or range
between

\$489,000

&

\$519,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$547,500

Property type

House

Suburb

Melton West

Period-from

01 Jul 2023

to

30 Jun 2024

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

| | | |
|--|-----------|-----------|
| 35 JAMES COOK DRIVE MELTON WEST VIC 3337 | \$486,000 | 19-Jan-24 |
| 58 ARGYLL CIRCUIT MELTON WEST VIC 3337 | \$520,000 | 01-Dec-23 |
| 1 BLAXLAND ROAD MELTON SOUTH VIC 3338 | \$500,000 | 25-Mar-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: 15 July 2024

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**35 JAMES COOK DRIVE MELTON
WEST VIC 3337**

 4  1  2

Sold Price

\$486,000

Sold Date

19-Jan-24

Distance

0.28km



**58 ARGYLL CIRCUIT MELTON
WEST VIC 3337**

 4  1  2

Sold Price

\$520,000

Sold Date

01-Dec-23

Distance

0.99km



**1 BLAXLAND ROAD MELTON
SOUTH VIC 3338**

 4  1  2

Sold Price

^{RS} **\$500,000**

Sold Date

25-Mar-24

Distance

3.77km

RS = Recent sale

UN = Undisclosed Sale

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