

## 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

11 Edinburgh 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

\$370,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$435,000

Property type

House

Suburb

Melton West

Period-from

01 Oct 2018

to

30 Sep 2019

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 5 Dianne Place Melton West VIC 3337  | \$375,000 | 15-Jun-19 |
| 16 Heritage Way Melton West VIC 3337 | \$375,000 | 27-Aug-19 |
| 7 Olive Place Melton West VIC 3337   | \$382,000 | 20-May-19 |

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 October 2019



## 5 Dianne Place Melton West VIC 3337

3 1 2

Sold Price

**\$375,000**

Sold Date

**15-Jun-19**

Distance

**0.29km**



## 16 Heritage Way Melton West VIC 3337

4 1 2

Sold Price

Sold Date

**27-Aug-19**

Distance

**0.33km**



## 7 Olive Place Melton West VIC 3337

3 1 1

Sold Price

**\$382,000**

Sold Date

**20-May-19**

Distance

**0.44km**

RS = Recent sale

UN = Undisclosed Sale

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