

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

5 PATRICIA PLACE 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Melton West

Period-from

01 Mar 2023

to

29 Feb 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

30 WESTMELTON DRIVE MELTON WEST VIC 3337	488000	31-Jan-24
42 JAMES COOK DRIVE MELTON WEST VIC 3337	505000	25-Oct-23
13 NAMBET PLACE KURUNJANG VIC 3337	520000	16-Nov-23

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: 09 March 2024



**30 WESTMELTON DRIVE MELTON
 WEST VIC 3337**

 4
  2
  2

Sold Price

^{RS}

488000

Sold Date

31-Jan-24

Distance

0.37km



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

 3
  1
  2

Sold Price

505000

Sold Date

25-Oct-23

Distance

0.71km



**13 NAMBET PLACE KURUNJANG
 VIC 3337**

 3
  1
  2

Sold Price

520000

Sold Date

16-Nov-23

Distance

1.91km

RS = Recent sale

UN = Undisclosed Sale

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