

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

2 GAINSBOROUGH 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Melton West

Period-from

01 May 2023

to

30 Apr 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

9 HENLEY PLACE MELTON WEST VIC 3337	\$469,000	27-Mar-24
51 RATHDOWNE CIRCUIT MELTON WEST VIC 3337	\$486,000	11-May-24
7 BALMORAL PLACE MELTON WEST VIC 3337	\$450,000	15-Jan-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: 20 May 2024

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9 HENLEY PLACE MELTON WEST VIC 3337

3 2 2

Sold Price

\$469,000

Sold Date

27-Mar-24

Distance

0.18km



51 RATHDOWNE CIRCUIT MELTON WEST VIC 3337

3 1 1

Sold Price

^{RS} **\$486,000**

Sold Date

11-May-24

Distance

0.89km



7 BALMORAL PLACE MELTON WEST VIC 3337

3 1 2

Sold Price

\$450,000

Sold Date

15-Jan-24

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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