

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

1 Helder Court 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

\$399,000

&

\$438,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,000

Property type

House

Suburb

Melton West

Period-from

01 Sep 2018

to

31 Aug 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

8 Vista Drive Melton VIC 3337	\$405,000	23-May-19
21 Sandra Street Melton VIC 3337	\$425,000	04-Sep-19
176 Station Road Melton VIC 3337	\$410,000	13-Jul-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: 25 September 2019



8 Vista Drive Melton VIC 3337

Sold Price **\$405,000** Sold Date **23-May-19**

3 1 2

Distance **1.49km**



21 Sandra Street Melton VIC 3337

Sold Price ^{RS} **\$425,000** ^{UN} Sold Date **04-Sep-19**

3 1 2

Distance **1.6km**



176 Station Road Melton VIC 3337

Sold Price **\$410,000** Sold Date **13-Jul-19**

3 1 2

Distance **1.95km**

RS = Recent sale **UN** = Undisclosed Sale

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