

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

13 Sheepfold 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

\$489,000

&

\$537,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

House

Suburb

Melton West

Period-from

01 Feb 2021

to

31 Jan 2022

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

98 Hilton Way Melton West VIC 3337	\$525,000	10-Oct-21
90 Barries Road Melton VIC 3337	\$505,000	29-Oct-21
3 Charmaine Place Melton West VIC 3337	\$520,500	21-Dec-21

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 February 2022



98 Hilton Way Melton West VIC 3337

 3  2  2

Sold Price

\$525,000

Sold Date

10-Oct-21

Distance

0.28km



90 Barries Road Melton VIC 3337

 3  1  1

Sold Price

\$505,000

Sold Date

29-Oct-21

Distance

1.55km



3 Charmaine Place Melton West VIC 3337

 3  1  2

Sold Price

^{RS} **\$520,500**

Sold Date

21-Dec-21

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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