

## 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

7 CRAIGMORE PLACE MELTON WEST VIC 3337

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$535,000

&

\$575,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$543,000

Property type

House

Suburb

Melton West

Period-from

01 Sep 2023

to

31 Aug 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

257 CENTENARY AVENUE MELTON WEST VIC 3337

\$580,000

06-Apr-23

55 ARGYLL CIRCUIT MELTON WEST VIC 3337

\$562,000

10-Aug-23

20 PAMELA COURT MELTON WEST VIC 3337

\$550,000

14-Sep-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 September 2024



## 257 CENTENARY AVENUE MELTON WEST VIC 3337

Sold Price **\$580,000** Sold Date **06-Apr-23**

4 2 2

Distance **0.59km**



## 55 ARGYLL CIRCUIT MELTON WEST VIC 3337

Sold Price **\$562,000** Sold Date **10-Aug-23**

4 2 2

Distance **0.74km**



## 20 PAMELA COURT MELTON WEST VIC 3337

Sold Price **\$550,000** Sold Date **14-Sep-23**

4 2 2

Distance **0.91km**



## 361 CENTENARY AVENUE MELTON WEST VIC 3337

Sold Price **\$590,000** Sold Date **31-Jul-23**

4 2 2

Distance **0.94km**



## 39 JOAN STREET MELTON VIC 3337

Sold Price <sup>RS</sup> **\$575,000** Sold Date **25-Jul-24**

4 2 2

Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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