

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

2/57 Carlyon Close 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

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$380,000

Property type

Unit

Suburb

Melton West

Period-from

01 Sep 2019

to

31 Aug 2020

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

2/14 Lady Penrhyn Drive Harkness VIC 3337	\$357,500	09-May-20
2/2 Candlebark Place Harkness VIC 3337	\$370,000	12-Aug-20
1/19 McBurnie Drive Kurunjang VIC 3337	\$402,000	23-May-20

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: 22 September 2020



2/14 Lady Penrhyn Drive Harkness VIC 3337

Sold Price

\$357,500

Sold Date **09-May-20**

3 2 1

Distance **1.45km**



2/2 Candlebark Place Harkness VIC 3337

Sold Price

^{RS} **\$370,000**

Sold Date **12-Aug-20**

3 2 2

Distance **2.85km**



1/19 McBurnie Drive Kurunjang VIC 3337

Sold Price

\$402,000

Sold Date **23-May-20**

3 2 1

Distance **2.95km**

RS = Recent sale

UN = Undisclosed Sale

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