

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 PETER 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

\$500,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,000

Property type

House

Suburb

Melton West

Period-from

01 Aug 2021

to

31 Jul 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

9 PETER PLACE MELTON WEST VIC 3337	\$474,000	25-Jun-22
22 RATHDOWNE CIRCUIT MELTON WEST VIC 3337	\$520,000	21-May-22
8 DEVON PLACE MELTON WEST VIC 3337	\$530,000	04-Aug-22

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: 15 August 2022



**9 PETER PLACE MELTON WEST
VIC 3337**

 4  2  3

Sold Price

^{RS} **\$474,000**

Sold Date

25-Jun-22

Distance

0.04km



**22 RATHDOWNE CIRCUIT MELTON
WEST VIC 3337**

 3  2  2

Sold Price

\$520,000

Sold Date

21-May-22

Distance

0.24km



**8 DEVON PLACE MELTON WEST
VIC 3337**

 3  2  2

Sold Price

^{RS} **\$530,000**

Sold Date

04-Aug-22

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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