

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 BRAEWOOD 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

\$595,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

House

Suburb

Melton West

Period-from

01 Sep 2021

to

31 Aug 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

3 WATTS COURT MELTON WEST VIC 3337	\$610,000	06-Sep-22
6 FARMER COURT MELTON WEST VIC 3337	\$612,000	29-May-21
52 CHELMSFORD WAY MELTON WEST VIC 3337	\$600,000	02-Mar-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: 27 September 2022



**3 WATTS COURT MELTON WEST
VIC 3337**

Sold Price

^{RS} **\$610,000** Sold Date **06-Sep-22**

 5  2  2

Distance **0.48km**



**6 FARMER COURT MELTON WEST
VIC 3337**

Sold Price

\$612,000 Sold Date **29-May-21**

 5  2  2

Distance **0.75km**



**52 CHELMSFORD WAY MELTON
WEST VIC 3337**

Sold Price

\$600,000 Sold Date **02-Mar-22**

 5  2  2

Distance **1.04km**

RS = Recent sale

UN = Undisclosed Sale

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