

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

3 Ince 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

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$438,000

Property type

House

Suburb

Melton West

Period-from

01 Nov 2019

to

31 Oct 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 Wyatt Place Melton West VIC 3337	\$390,000	27-Jul-19
6 Inchcape Place Melton West VIC 3337	\$375,000	05-Jun-20
11 Craigmores Place Melton West VIC 3337	\$395,666	06-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.

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2 Wyatt Place Melton West VIC 3337

3 1 2

Sold Price **\$390,000** Sold Date **27-Jul-19**

Distance **0.09km**



6 Inchcape Place Melton West VIC 3337

3 1 4

Sold Price **\$375,000** Sold Date **05-Jun-20**

Distance **0.38km**



11 Craigmores Place Melton West VIC 3337

3 2 2

Sold Price **\$395,666** Sold Date **06-May-20**

Distance **0.54km**

RS = Recent sale UN = Undisclosed Sale

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