

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 Carnarvon 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

\$449,000

&

\$489,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

House

Suburb

Melton West

Period-from

01 Jan 2020

to

31 Dec 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

9 Ramona Place Melton West VIC 3337	\$478,000	16-Jun-20
304 Centenary Avenue Harkness VIC 3337	\$470,000	29-Sep-20
3 Dumbarton Circuit Melton West VIC 3337	\$469,000	21-Jul-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: 28 January 2021



9 Ramona Place Melton West VIC 3337

3 2 4

Sold Price **\$478,000** Sold Date **16-Jun-20**

Distance **0.22km**



304 Centenary Avenue Harkness VIC 3337

3 2 2

Sold Price **\$470,000** Sold Date **29-Sep-20**

Distance **0.25km**



3 Dumbarton Circuit Melton West VIC 3337

3 1 6

Sold Price **\$469,000** Sold Date **21-Jul-20**

Distance **0.58km**

RS = Recent sale UN = Undisclosed Sale

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