

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

5 CANOPUS 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

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

House

Suburb

Melton West

Period-from

01 Oct 2021

to

30 Sep 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

8 FERNBERG PLACE MELTON WEST VIC 3337	\$440,000	28-Apr-22
52 JAMES COOK DRIVE MELTON WEST VIC 3337	\$460,000	08-Sep-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: 04 October 2022



**8 FERNBERG PLACE MELTON
WEST VIC 3337**

 3  1  2

Sold Price **\$440,000** Sold Date **28-Apr-22**

Distance **0.31km**



**52 JAMES COOK DRIVE MELTON
WEST VIC 3337**

 3  1  2

Sold Price ^{RS} **\$460,000** Sold Date **08-Sep-22**

Distance **0.32km**

RS = Recent sale **UN** = Undisclosed Sale

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