

## 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

2/54 CARLYON CLOSE MELTON WEST VIC 3337

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$380,000

Property type

Unit

Suburb

Melton West

Period-from

01 Nov 2023

to

31 Oct 2024

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

1/704 HIGH STREET MELTON WEST VIC 3337	\$450,000	27-May-24
2/53 RATHDOWNE CIRCUIT MELTON WEST VIC 3337	\$425,000	28-Aug-24
2/29 LADY PENRHYN DRIVE HARKNESS VIC 3337	\$430,000	01-Mar-24

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: 13 November 2024

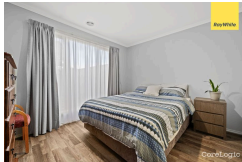


**1/704 HIGH STREET MELTON  
WEST VIC 3337**

3 2 1

Sold Price **\$450,000** Sold Date **27-May-24**

Distance **1km**



**2/53 RATHDOWNE CIRCUIT  
MELTON WEST VIC 3337**

3 2 1

Sold Price **\$425,000** Sold Date **28-Aug-24**

Distance **1.89km**



**2/29 LADY PENRHYN DRIVE  
HARKNESS VIC 3337**

3 2 1

Sold Price **\$430,000** Sold Date **01-Mar-24**

Distance **1.33km**

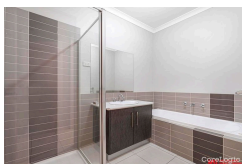


**2/2 FISHBURN GROVE HARKNESS  
VIC 3337**

3 2 1

Sold Price **\$457,500** Sold Date **23-Feb-24**

Distance **1.35km**



**23 LADY PENRHYN DRIVE  
HARKNESS VIC 3337**

3 2 1

Sold Price **\$440,000** Sold Date **05-Apr-24**

Distance **1.37km**

RS = Recent sale      UN = Undisclosed Sale

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