

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 MICHELE 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

\$495,000

&

\$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Melton West

Period-from

01 Feb 2022

to

31 Jan 2023

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

4 HERITAGE WAY MELTON WEST VIC 3337	\$490,000	21-Mar-22
3 EMPRESS WAY MELTON WEST VIC 3337	\$482,000	07-Mar-22
86 HILTON WAY MELTON WEST VIC 3337	\$530,000	30-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: 15 February 2023



**4 HERITAGE WAY MELTON WEST
VIC 3337**

3 1 1

Sold Price

\$490,000

Sold Date

21-Mar-22

Distance

0.19km



**3 EMPRESS WAY MELTON WEST
VIC 3337**

3 1 2

Sold Price

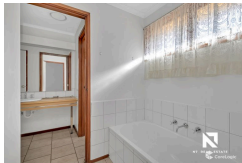
\$482,000

Sold Date

07-Mar-22

Distance

0.09km



**86 HILTON WAY MELTON WEST
VIC 3337**

3 1 2

Sold Price

\$530,000

Sold Date

30-Mar-22

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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