

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

1 Dumbarton Circuit 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

\$539,000

&

\$569,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$439,000

Property type

House

Suburb

Melton West

Period-from

01 Jul 2019

to

30 Jun 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

4 Karen Place Melton West VIC 3337	\$492,000	16-Mar-20
4 Braewood Place Melton West VIC 3337	\$550,000	27-Feb-20
85 James Cook Drive Melton West VIC 3337	\$508,000	20-Feb-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: 20 July 2020