

## 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

3/13 HAYWOOD GROVE MELTON WEST VIC 3337

### Indicative selling price

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

Single Price

or range  
between

\$359,000

&

\$379,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Other

Suburb

Melton West

Period-from

01 May 2023

to

30 Apr 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

4/13 HAYWOOD GROVE MELTON WEST VIC 3337	\$365,000	01-Feb-24
2/13 HAYWOOD GROVE MELTON WEST VIC 3337	\$365,000	01-May-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: 27 May 2024



**4/13 HAYWOOD GROVE MELTON  
WEST VIC 3337**

 2  1  -

Sold Price

**\$365,000**

Sold Date

**01-Feb-24**

Distance

**0.01km**



**2/13 HAYWOOD GROVE MELTON  
WEST VIC 3337**

 2  1  -

Sold Price

<sup>RS</sup> **\$365,000** <sup>UN</sup>

Sold Date

**01-May-24**

Distance

**0.01km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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