

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

54 James Cook Drive 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

House

Suburb

Melton West

Period-from

01 Dec 2020

to

30 Nov 2021

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

25 Empress Way Melton West VIC 3337	\$466,000	29-Oct-21
81 James Cook Drive Melton West VIC 3337	\$485,000	27-Sep-21
25 Cambrian Way Melton West VIC 3337	\$515,000	14-Aug-21

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: 01 December 2021



25 Empress Way Melton West VIC 3337

Sold Price

^{RS} **\$466,000**

Sold Date

29-Oct-21

 3  1  2

Distance

0.08km



81 James Cook Drive Melton West VIC 3337

Sold Price

\$485,000

Sold Date

27-Sep-21

 3  2  2

Distance

0.17km



25 Cambrian Way Melton West VIC 3337

Sold Price

\$515,000

Sold Date

14-Aug-21

 3  2  2

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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