

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

9 Linlithgow Way 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

\$429,000

&

\$469,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

House

Suburb

Melton West

Period-from

01 Nov 2020

to

31 Oct 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

4 Devon Place Melton West VIC 3337	\$440,000	15-Jul-21
21 Argyll Circuit Melton West VIC 3337	\$455,000	24-Jun-21
5 Ferneaux Place Melton West VIC 3337	\$470,000	29-Jun-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: 10 November 2021



4 Devon Place Melton West VIC 3337

 3  1  1

Sold Price **\$440,000** Sold Date **15-Jul-21**

Distance **0.27km**



21 Argyll Circuit Melton West VIC 3337

 3  2  2

Sold Price **\$455,000** Sold Date **24-Jun-21**

Distance **0.17km**



5 Ferneaux Place Melton West VIC 3337

 3  1  1

Sold Price **\$470,000** Sold Date **29-Jun-21**

Distance **0.31km**

RS = Recent sale UN = Undisclosed Sale

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