

## 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

65 Westmelton Drive Melton West VIC 3337

### Indicative selling price

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

Single Price

\$389,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$440,000

Property type

House

Suburb

Melton West

Period-from

01 Nov 2019

to

31 Oct 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 80 James Cook Drive Melton West VIC 3337 | \$410,000 | 17-Jun-20 |
| 81 James Cook Drive Melton West VIC 3337 | \$395,000 | 10-Jun-20 |
| 3 Perry Close Melton VIC 3337            | \$390,000 | 19-Oct-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: 12 November 2020


**80 James Cook Drive Melton West VIC 3337**

Sold Price

**\$410,000**

Sold Date

**17-Jun-20**
 3

 2

 -

Distance

**0.11km**

**81 James Cook Drive Melton West VIC 3337**

Sold Price

**\$395,000**

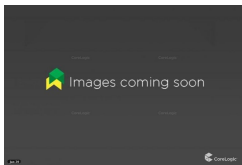
Sold Date

**10-Jun-20**
 3

 2

 3

Distance

**0.11km**

**3 Perry Close Melton VIC 3337**

Sold Price

<sup>RS</sup> **\$390,000**

Sold Date

**19-Oct-20**
 3

 1

 2

Distance

**0.95km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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