

## 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

1/3 Sovereign Boulevard 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

or range  
between

\$430,000

&

\$460,000

#### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$470,000

Property type

House

Suburb

Melton West

Period-from

01 May 2020

to

30 Apr 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

2/2 Fishburn Grove Harkness VIC 3337	\$420,000	12-Jan-21
1/16 Marlo Drive Harkness VIC 3337	\$400,000	16-Apr-21
1/241 Coburns Road Melton West VIC 3337	\$410,000	02-Feb-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 May 2021