

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

1/18 RANFURLIE CIRCUIT 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

\$479,000

&

\$509,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melton West

Period-from

01 Sep 2023

to

31 Aug 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

7 ERDEN COURT HARKNESS VIC 3337	\$490,000	10-Sep-24
35 CHANTICLEER AVENUE HARKNESS VIC 3337	\$490,000	19-Apr-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.

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7 ERDEN COURT HARKNESS VIC 3337

 4  2  -

Sold Price

^{RS}

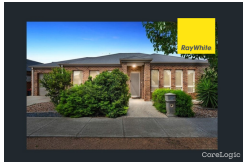
\$490,000

Sold Date

10-Sep-24

Distance

1.58km



**35 CHANTICLEER AVENUE
HARKNESS VIC 3337**

 3  2  1

Sold Price

\$490,000

Sold Date

19-Apr-24

Distance

1.66km

RS = Recent sale

UN = Undisclosed Sale

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