

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

2/57 CARLYON CLOSE 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$401,250

Property type

Unit

Suburb

Melton West

Period-from

01 Jun 2023

to

31 May 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

2/7 TRENTWOOD AVENUE MELTON WEST VIC 3337	\$470,000	12-Jan-24
2/46 CAMBRIAN WAY MELTON WEST VIC 3337	\$390,000	07-Mar-24
2/29 LADY PENRHYN DRIVE HARKNESS VIC 3337	\$430,000	01-Mar-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.~~

This Statement of Information was prepared on: 19 June 2024



2/7 TRENTWOOD AVENUE MELTON WEST VIC 3337

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Sold Price **\$470,000** Sold Date **12-Jan-24**

Distance **0.23km**



2/46 CAMBRIAN WAY MELTON WEST VIC 3337

3 1 1

Sold Price **\$390,000** Sold Date **07-Mar-24**

Distance **0.93km**



2/29 LADY PENRHYN DRIVE HARKNESS VIC 3337

3 2 1

Sold Price **\$430,000** Sold Date **01-Mar-24**

Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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