

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

5 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

\$599,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Melton West

Period-from

01 Mar 2022

to

28 Feb 2023

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

15 MCKINNON COURT MELTON WEST VIC 3337	-	15-Mar-23
11 WOODLAND RISE HARKNESS VIC 3337	\$605,000	09-Oct-22

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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15 MCKINNON COURT MELTON WEST VIC 3337

 4  3  2

Sold Price

RS UN

Sold Date **15-Mar-23**

Distance **0.82km**



11 WOODLAND RISE HARKNESS VIC 3337

 4  2  2

Sold Price

\$605,000

Sold Date **09-Oct-22**

Distance **1.27km**

RS = Recent sale UN = Undisclosed Sale

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