

## 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

10 WATERFORD WAY 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

\$499,900

&

\$549,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Melton West

Period-from

01 Apr 2022

to

31 Mar 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

52 GALLERY AVENUE HARKNESS VIC 3337	\$515,000	12-Feb-23
24 HARRINGTON DRIVE MELTON WEST VIC 3337	\$510,000	26-Nov-22
48 FAIRCROFT DRIVE BROOKFIELD VIC 3338	\$520,000	03-Feb-23

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: 11 April 2023



**52 GALLERY AVENUE HARKNESS  
 VIC 3337**

 3  2  1

Sold Price **\$515,000** Sold Date **12-Feb-23**

Distance **1.41km**



**24 HARRINGTON DRIVE MELTON  
 WEST VIC 3337**

 3  1  2

Sold Price **\$510,000** Sold Date **26-Nov-22**

Distance **0.36km**



**48 FAIRCROFT DRIVE  
 BROOKFIELD VIC 3338**

 3  2  2

Sold Price **\$520,000** Sold Date **03-Feb-23**

Distance **1.35km**

RS = Recent sale UN = Undisclosed Sale

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