

## 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

15 HAYWOOD GROVE 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

\$599,000

&

\$639,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

House

Suburb

Melton West

Period-from

01 Jun 2021

to

31 May 2022

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

|  |           |           |
|--|-----------|-----------|
| 9 HOLLYDALE COURT MELTON WEST VIC 3337 | \$600,000 | 28-Apr-22 |
| 2 WESTLAKE DRIVE MELTON WEST VIC 3337  | \$619,999 | 06-May-22 |
| 13 MCIVOR COURT MELTON WEST VIC 3337   | \$630,000 | 14-Feb-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.

This Statement of Information was prepared on: 09 June 2022



**9 HOLLYDALE COURT MELTON WEST VIC 3337**

 3  2  2

Sold Price **\$600,000** Sold Date **28-Apr-22**

Distance **0.9km**



**2 WESTLAKE DRIVE MELTON WEST VIC 3337**

 4  2  3

Sold Price <sup>RS</sup> **\$619,999** Sold Date **06-May-22**

Distance **0.75km**



**13 MCIVOR COURT MELTON WEST VIC 3337**

 4  2  2

Sold Price **\$630,000** Sold Date **14-Feb-22**

Distance **0.45km**

RS = Recent sale UN = Undisclosed Sale

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