

## 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

1A Gloucester 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

\$439,000

&

\$479,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$470,000

Property type

House

Suburb

Melton West

Period-from

01 Jun 2020

to

31 May 2021

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
1/10 Marlo Drive Harkness VIC 3337	\$450,000	27-Mar-21
2/13 Ranfurly Circuit Melton West VIC 3337	\$460,000	11-Mar-21
3/14 Haywood Grove Melton West VIC 3337	\$430,000	31-Mar-21

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: 25 June 2021



1/10 Marlo Drive Harkness VIC 3337 Sold Price **\$450,000** Sold Date **27-Mar-21**  
 Distance **0.63km**

 3  2  1



2/13 Ranfurly Circuit Melton West VIC 3337 Sold Price **\$460,000** Sold Date **11-Mar-21**  
 Distance **1.3km**

 -  2  1



3/14 Haywood Grove Melton West VIC 3337 Sold Price **\$430,000** Sold Date **31-Mar-21**  
 Distance **1.67km**

 3  2  2

RS = Recent sale UN = Undisclosed Sale

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