

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

3 WATTS COURT 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

\$589,000

&

\$639,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$531,500

Property type

House

Suburb

Melton West

Period-from

01 Aug 2021

to

31 Jul 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

| | | |
|---|-----------|-----------|
| 15 GLENFIELD AVENUE MELTON WEST VIC 3337 | \$630,000 | 06-May-22 |
| 4 KRIS COURT MELTON WEST VIC 3337 | \$645,000 | 18-Apr-22 |
| 385 CENTENARY AVENUE MELTON WEST VIC 3337 | \$610,000 | 02-Mar-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 GLENFIELD AVENUE MELTON WEST VIC 3337

Sold Price **\$630,000** Sold Date **06-May-22**

 4  2  2

Distance **1.06km**



4 KRIS COURT MELTON WEST VIC 3337

Sold Price **\$645,000** Sold Date **18-Apr-22**

 4  2  4

Distance **0.81km**



385 CENTENARY AVENUE MELTON WEST VIC 3337

Sold Price **\$610,000** Sold Date **02-Mar-22**

 4  2  2

Distance **0.7km**

RS = Recent sale UN = Undisclosed Sale

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