

## 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

41 Carlyon Close 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

\$579,000

&

\$599,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$438,000

Property type

House

Suburb

Melton West

Period-from

01 Oct 2019

to

30 Sep 2020

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

8 Cherry Close Harkness VIC 3337	\$590,000	22-Jul-20
8 Woodland Rise Harkness VIC 3337	\$605,000	14-Apr-20
5 Fiddlewood Turn Harkness VIC 3337	\$600,000	27-May-20

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: 05 October 2020

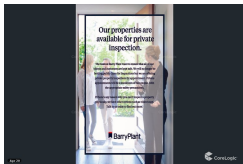


**8 Cherry Close Harkness VIC 3337**

Sold Price **\$590,000** Sold Date **22-Jul-20**

 4  2  2

Distance **1.13km**



**8 Woodland Rise Harkness VIC 3337**

Sold Price **\$605,000** Sold Date **14-Apr-20**

 3  2  2

Distance **2.58km**



**5 Fiddlewood Turn Harkness VIC 3337**

Sold Price **\$600,000** Sold Date **27-May-20**

 5  2  2

Distance **2.63km**

RS = Recent sale      UN = Undisclosed Sale

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