

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

9 YVONNE PLACE 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

\$515,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

House

Suburb

Melton West

Period-from

01 Oct 2021

to

30 Sep 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

5 ABBEY PLACE MELTON WEST VIC 3337	\$520,000	22-Jul-22
11 CHELMSFORD WAY MELTON WEST VIC 3337	\$530,000	24-May-22
8 DEVON PLACE MELTON WEST VIC 3337	\$530,000	11-Jul-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: 03 October 2022

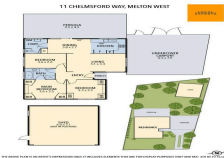


**5 ABBEY PLACE MELTON WEST
VIC 3337**

4 2 2

Sold Price **\$520,000** Sold Date **22-Jul-22**

Distance **0.28km**



**11 CHELMSFORD WAY MELTON
WEST VIC 3337**

3 1 2

Sold Price **\$530,000** Sold Date **24-May-22**

Distance **0.49km**



**8 DEVON PLACE MELTON WEST
VIC 3337**

3 2 2

Sold Price

Sold Date **11-Jul-22**

Distance **0.56km**

RS = Recent sale UN = Undisclosed Sale

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