

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

8 Jonson Avenue 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

\$639,000

&

\$689,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

House

Suburb

Melton West

Period-from

01 Nov 2020

to

31 Oct 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

8 Pascoe Court Melton West VIC 3337	\$652,000	01-Oct-21
4 Lorna Place Melton West VIC 3337	\$680,000	06-Nov-21
9 Gloucester Way Melton West VIC 3337	\$630,000	20-Oct-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: 23 November 2021

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**8 Pascoe Court Melton West VIC
3337**

 5
  2
  2

Sold Price ^{RS} **\$652,000** Sold Date **01-Oct-21**

Distance **0.23km**



**4 Lorna Place Melton West VIC
3337**

 3
  2
  2

Sold Price ^{RS} **\$680,000** Sold Date **06-Nov-21**

Distance **0.7km**



**9 Gloucester Way Melton West VIC
3337**

 5
  3
  2

Sold Price **\$630,000** Sold Date **20-Oct-21**

Distance **1.13km**

RS = Recent sale UN = Undisclosed Sale

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