

## 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

25 Glenfield Avenue 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

\$799,000

&

\$849,000

### 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

5 Paul Harris Drive Melton West VIC 3337	\$750,000	16-Jul-21
32 Gleneagles Drive Melton West VIC 3337	\$845,000	30-Oct-21
35 Gleneagles Drive Melton West VIC 3337	\$830,000	08-Apr-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: 16 November 2021



**5 Paul Harris Drive Melton West VIC 3337** Sold Price **\$750,000** Sold Date **16-Jul-21**

4 2 4

Distance **0.19km**



**32 Gleneagles Drive Melton West VIC 3337** Sold Price <sup>RS</sup> **\$845,000** Sold Date **30-Oct-21**

5 2 5

Distance **0.95km**



**35 Gleneagles Drive Melton West VIC 3337** Sold Price **\$830,000** Sold Date **08-Apr-21**

4 2 4

Distance **0.98km**

RS = Recent sale UN = Undisclosed Sale

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