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	2 OAK 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	$419,000	&	$449,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$515,000	Property type	House	Suburb	Melton West
Period-from	01 May 2021	to	30 Apr 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
8 FERNBERG PLACE MELTON WEST VIC 3337	$440,000	28-Apr-22
6 YVONNE PLACE MELTON WEST VIC 3337	$430,000	10-Nov-21
8 LINCOLN WAY MELTON WEST VIC 3337	$455,000	14-Dec-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: 10 May 2022

CONSUMER AFFAIRS VICTORIA

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8 FERNBERG PLACE MELTON WEST VIC 3337

3 1 2

Sold Price RS $440,000 Sold Date 28-Apr-22

Distance 0.51km



6 YVONNE PLACE MELTON WEST VIC 3337

3 1 1

Sold Price $430,000 Sold Date 10-Nov-21

Distance 0.93km



8 LINCOLN WAY MELTON WEST VIC 3337

3 1 2

Sold Price $455,000 Sold Date 14-Dec-21

Distance 0.75km

RS = Recent sale UN = Undisclosed Sale

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