

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 ARGYLL CIRCUIT 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

\$479,000

&

\$519,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$528,500

Property type

House

Suburb

Melton West

Period-from

01 Jul 2021

to

30 Jun 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

| | | |
|--------------------------------------|-----------|-----------|
| 1 LISA PLACE MELTON WEST VIC 3337 | \$500,000 | 01-Dec-21 |
| 4 LISA PLACE MELTON WEST VIC 3337 | \$495,000 | 02-Nov-21 |
| 4 BERWICK PLACE MELTON WEST VIC 3337 | \$511,000 | 05-Mar-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: 08 July 2022



1 LISA PLACE MELTON WEST VIC 3337

Sold Price **\$500,000** Sold Date **01-Dec-21**

 3  2  1

Distance **0.26km**



4 LISA PLACE MELTON WEST VIC 3337

Sold Price **\$495,000** Sold Date **02-Nov-21**

 3  1  3

Distance **0.31km**



4 BERWICK PLACE MELTON WEST VIC 3337

Sold Price **\$511,000** Sold Date **05-Mar-22**

 3  1  2

Distance **0.33km**

RS = Recent sale UN = Undisclosed Sale

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