

## 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

385 Centenary 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

\$579,000

&

\$619,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,250

Property type

House

Suburb

Melton West

Period-from

01 Feb 2021

to

31 Jan 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 Josephine Court Harkness VIC 3337	\$615,000	21-Jan-22
373 Centenary Avenue Melton West VIC 3337	\$625,000	08-Oct-21
2 Josephine Court Harkness VIC 3337	\$598,000	28-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.~~

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**1 Josephine Court Harkness VIC 3337**

 3  2  2

Sold Price <sup>RS</sup> **\$615,000** Sold Date **21-Jan-22**

Distance **0.05km**



**373 Centenary Avenue Melton West VIC 3337**

 4  2  2

Sold Price **\$625,000** Sold Date **08-Oct-21**

Distance **0.11km**



**2 Josephine Court Harkness VIC 3337**

 4  2  2

Sold Price **\$598,000** Sold Date **28-Oct-21**

Distance **0.08km**

RS = Recent sale      UN = Undisclosed Sale

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