

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

9 Chelmsford Way 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

&

\$679,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

House

Suburb

Melton West

Period-from

01 Jun 2020

to

31 May 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

7 Haywood Grove Melton West VIC 3337	\$680,000	25-Feb-21
24 Meadow Glen Drive Melton West VIC 3337	\$660,000	23-Feb-21
50 Fleetwood Circuit Melton West VIC 3337	\$645,000	17-May-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: 17 June 2021



7 Haywood Grove Melton West VIC 3337 Sold Price **\$680,000** Sold Date **25-Feb-21**
Distance **2.32km**

 4  2  2



24 Meadow Glen Drive Melton West VIC 3337 Sold Price **\$660,000** Sold Date **23-Feb-21**
Distance **1.98km**

 4  2  2



50 Fleetwood Circuit Melton West VIC 3337 Sold Price ^{RS} **\$645,000** Sold Date **17-May-21**
Distance **1.96km**

 4  2  4

RS = Recent sale UN = Undisclosed Sale

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