

## 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 RATHDOWNE CIRCUIT 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

\$449,000

&

\$479,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$527,000

Property type

House

Suburb

Melton West

Period-from

01 Aug 2021

to

31 Jul 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

2 OAK PLACE MELTON WEST VIC 3337	\$450,000	08-Jun-22
2/21 CAMBRIAN WAY MELTON WEST VIC 3337	\$480,000	14-Feb-22
9 PETER PLACE MELTON WEST VIC 3337	\$474,000	25-Jun-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 August 2022



**2 OAK PLACE MELTON WEST VIC 3337**

 4  2  1

Sold Price

**\$450,000**

Sold Date

**08-Jun-22**

Distance

**0.19km**



**2/21 CAMBRIAN WAY MELTON WEST VIC 3337**

 3  1  2

Sold Price

**\$480,000**

Sold Date

**14-Feb-22**

Distance

**0.9km**



**9 PETER PLACE MELTON WEST VIC 3337**

 4  2  3

Sold Price

<sup>RS</sup> **\$474,000**

Sold Date

**25-Jun-22**

Distance

**0.23km**

RS = Recent sale

UN = Undisclosed Sale

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