

## 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

85 Westlake Drive 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

\$479,000

&

\$499,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$455,000

Property type

House

Suburb

Melton West

Period-from

01 Feb 2020

to

31 Jan 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

5 Barleycorn Place Melton West VIC 3337	\$490,000	10-Dec-20
35 Riverbank Boulevard Harkness VIC 3337	\$485,000	16-Nov-20
36 Ormonde Esplanade Harkness VIC 3337	\$480,000	27-Nov-20

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 February 2021



**5 Barleycorn Place Melton West VIC 3337** Sold Price **\$490,000** Sold Date **10-Dec-20**

 5  2  4

Distance **1.16km**



**35 Riverbank Boulevard Harkness VIC 3337** Sold Price **\$485,000** Sold Date **16-Nov-20**

 4  2  2

Distance **1.29km**



**36 Ormonde Esplanade Harkness VIC 3337** Sold Price **\$480,000** Sold Date **27-Nov-20**

 4  2  2

Distance **1.44km**

RS = Recent sale      UN = Undisclosed Sale

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