

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

3 Scarcroft Terrace 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$438,000

Property type

House

Suburb

Melton West

Period-from

01 Oct 2019

to

30 Sep 2020

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

| | | |
|--------------------------------------|-----------|-----------|
| 37 Long Tree Drive Harkness VIC 3337 | \$605,000 | 26-May-20 |
| 233 Bulmans Road Harkness VIC 3337 | \$610,000 | 15-Jul-20 |
| 49 Gamalite Drive Harkness VIC 3337 | \$643,500 | 22-Apr-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: 02 October 2020



37 Long Tree Drive Harkness VIC 3337

 5  2  2

Sold Price **\$605,000** Sold Date **26-May-20**

Distance **0.81km**



233 Bulmans Road Harkness VIC 3337

 4  2  2

Sold Price ^{RS} **\$610,000** Sold Date **15-Jul-20**

Distance **1.07km**



49 Gamalite Drive Harkness VIC 3337

 4  2  2

Sold Price **\$643,500** Sold Date **22-Apr-20**

Distance **1.84km**

RS = Recent sale UN = Undisclosed Sale

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