

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

4 Landau Place 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

\$599,000

&

\$659,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

House

Suburb

Melton West

Period-from

01 Nov 2020

to

31 Oct 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

9 Gloucester Way Melton West VIC 3337	\$630,000	18-Oct-21
373 Centenary Avenue Melton West VIC 3337	\$625,000	18-Oct-21
9 Chelmsford Way Melton West VIC 3337	\$640,000	08-Sep-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: 01 November 2021



9 Gloucester Way Melton West VIC 3337 Sold Price ^{RS} **\$630,000** Sold Date **18-Oct-21**
Distance **0.35km**

 5  3  2



373 Centenary Avenue Melton West VIC 3337 Sold Price ^{RS} **\$625,000** Sold Date **18-Oct-21**
Distance **0.63km**

 4  2  2



9 Chelmsford Way Melton West VIC 3337 Sold Price ^{RS} **\$640,000** ^{UN} Sold Date **08-Sep-21**
Distance **0.8km**

 4  2  2

RS = Recent sale **UN** = Undisclosed Sale

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