

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

1 Stirling 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

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

House

Suburb

Melton West

Period-from

01 Oct 2020

to

30 Sep 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 Paul Harris Drive Melton West VIC 3337	\$750,000	16-Jul-21
3 Shearwater Way Harkness VIC 3337	\$720,000	13-Sep-21
48 Arnolds Creek Boulevard Harkness VIC 3337	\$723,000	05-Oct-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: 25 October 2021



5 Paul Harris Drive Melton West VIC 3337 Sold Price **\$750,000** Sold Date **16-Jul-21**
Distance **0.65km**

 4  2  4



3 Shearwater Way Harkness VIC 3337 Sold Price ^{RS} **\$720,000** Sold Date **13-Sep-21**
Distance **1km**

 4  2  2



48 Arnolds Creek Boulevard Harkness VIC 3337 Sold Price ^{RS} **\$723,000** Sold Date **05-Oct-21**
Distance **1.38km**

 4  2  2

RS = Recent sale UN = Undisclosed Sale

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