

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

3/14 Haywood Grove 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

\$399,900

&

\$439,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$469,500

Property type

House

Suburb

Melton West

Period-from

01 Mar 2020

to

28 Feb 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

2/7 Corrib Court Melton West VIC 3337	\$410,000	28-Oct-20
5 Hillsmeade Drive Melton West VIC 3337	\$447,500	12-Nov-20
2/57 Carlyon Close Melton West VIC 3337	\$420,000	23-Oct-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: 30 March 2021



2/7 Corrib Court Melton West VIC 3337 Sold Price **\$410,000** Sold Date **28-Oct-20**
Distance **0.11km**

 4  2  2



5 Hillsmeade Drive Melton West VIC 3337 Sold Price **\$447,500** Sold Date **12-Nov-20**
Distance **0.53km**

 3  2  2



2/57 Carlyon Close Melton West VIC 3337 Sold Price **\$420,000** Sold Date **23-Oct-20**
Distance **0.88km**

 4  2  1

RS = Recent sale UN = Undisclosed Sale

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