

## 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

105 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

\$489,000

&

\$519,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$541,500

Property type

House

Suburb

Melton West

Period-from

01 Oct 2021

to

30 Sep 2022

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

11A ANDREAS COURT HARKNESS VIC 3337	\$500,000	28-Apr-22
17 FINLAY AVENUE HARKNESS VIC 3337	\$519,000	23-Aug-22
28 LADY PENRHYN DRIVE HARKNESS VIC 3337	\$510,000	30-May-22

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 2022

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**11A ANDREAS COURT HARKNESS  
 VIC 3337**

 2  2  2

Sold Price **\$500,000** Sold Date **28-Apr-22**

Distance **0.74km**



**17 FINLAY AVENUE HARKNESS VIC  
 3337**

 3  2  2

Sold Price **\$519,000** Sold Date **23-Aug-22**

Distance **1.06km**



**28 LADY PENRHYN DRIVE  
 HARKNESS VIC 3337**

 2  2  2

Sold Price **\$510,000** Sold Date **30-May-22**

Distance **1.15km**

RS = Recent sale      UN = Undisclosed Sale

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