

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

31 Rathdowne Circuit 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

\$489,000

&

\$509,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

House

Suburb

Melton West

Period-from

01 Feb 2021

to

31 Jan 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

4 Lisa Place Melton West VIC 3337	\$495,000	02-Nov-21
237 Coburns Road Melton West VIC 3337	\$505,000	11-Jan-22
21 Rathdowne Circuit Melton West VIC 3337	\$495,000	19-Dec-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: 08 February 2022



4 Lisa Place Melton West VIC 3337 Sold Price **\$495,000** Sold Date **02-Nov-21**
Distance **0.18km**
3 beds 1 bathroom 3 cars



237 Coburns Road Melton West VIC 3337 Sold Price ^{RS} **\$505,000** Sold Date **11-Jan-22**
Distance **0.3km**
3 beds 1 bathroom 2 cars



21 Rathdowne Circuit Melton West VIC 3337 Sold Price **\$495,000** Sold Date **19-Dec-20**
Distance **0.09km**
6 beds 3 bathrooms 6 cars

RS = Recent sale UN = Undisclosed Sale

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