

## 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

12 Silber Court 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

\$499,900

&

\$549,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$470,000

Property type

House

Suburb

Melton West

Period-from

01 Jul 2020

to

30 Jun 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

4 Ernest Close Melton West VIC 3337	\$509,000	29-Apr-21
14 Paul Court Melton West VIC 3337	\$530,000	12-Apr-21
2 McKinnon Court Melton West VIC 3337	\$527,000	20-Apr-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.

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**4 Ernest Close Melton West VIC 3337**

 4  2  4

Sold Price **\$509,000** Sold Date **29-Apr-21**

Distance **0.21km**



**14 Paul Court Melton West VIC 3337**

 4  2  2

Sold Price **\$530,000** Sold Date **12-Apr-21**

Distance **0.31km**



**2 McKinnon Court Melton West VIC 3337**

 3  2  2

Sold Price **\$527,000** Sold Date **20-Apr-21**

Distance **0.5km**

RS = Recent sale      UN = Undisclosed Sale

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