

## 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

24 Linlithgow Way 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

\$549,000

&

\$599,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$440,000

Property type

House

Suburb

Melton West

Period-from

01 Nov 2019

to

31 Oct 2020

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

14 Pamela Court Melton West VIC 3337	\$530,000	16-May-20
4 Mclvor Court Melton West VIC 3337	\$575,000	25-Jun-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: 04 November 2020



**14 Pamela Court Melton West VIC 3337**

 3  2  6

Sold Price **\$530,000** Sold Date **16-May-20**

Distance **1.01km**



**4 Mclvor Court Melton West VIC 3337**

 5  2  2

Sold Price **\$575,000** Sold Date **25-Jun-20**

Distance **1.52km**

RS = Recent sale      UN = Undisclosed Sale

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