

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

4 Windsor Place 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

\$539,000

&

\$569,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

House

Suburb

Melton West

Period-from

01 Sep 2020

to

31 Aug 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

5 Windsor Place Melton West VIC 3337	\$545,000	10-Aug-21
5 Shalimar Place Melton West VIC 3337	\$543,000	17-Aug-21
8 Gloucester Way Melton West VIC 3337	\$550,000	08-Jul-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.~~

This Statement of Information was prepared on: 30 September 2021



5 Windsor Place Melton West VIC 3337

 3  1  2

Sold Price

\$545,000

Sold Date

10-Aug-21

Distance

0.02km



5 Shalimar Place Melton West VIC 3337

 4  1  2

Sold Price

^{RS} **\$543,000**

Sold Date

17-Aug-21

Distance

0.28km



8 Gloucester Way Melton West VIC 3337

 3  2  1

Sold Price

\$550,000

Sold Date

08-Jul-21

Distance

0.41km

RS = Recent sale UN = Undisclosed Sale

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