

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	14 Sunderland Way Melton West, 3337
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting).

Range between	\$490,000 & \$530,000
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### Median sale price

Median price	\$550,000	Property Type	HOUSE	Suburb	MELTON WEST
Period - From	01-Jan-2023	to	26-Sep-2023	Source	Pricefinder

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	4 Sunderland Way, Melton West, VIC 3337.	\$558,000	03-Jun-2023
2	24 Tandara Circuit, Melton West, Vic 3337.	\$550,000	17-May-2023
3	1/11 Ranfurlie Circuit, Melton West, Vic 3337	\$575,000	31-Jan-2023

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