

## 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

14 TANDARA CIRCUIT 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

\$509,000

&

\$559,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Melton West

Period-from

01 May 2023

to

30 Apr 2024

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

7 FAIRHAVEN BOULEVARD MELTON WEST VIC 3337	\$553,000	10-May-24
27 PINRUSH ROAD BROOKFIELD VIC 3338	\$549,000	03-Mar-24
13 KACATICA PLACE BROOKFIELD VIC 3338	\$515,000	22-Feb-24

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: 21 May 2024



**7 FAIRHAVEN BOULEVARD  
MELTON WEST VIC 3337**

 3  2  2

Sold Price

<sup>RS</sup> **\$553,000**

Sold Date **10-May-24**

Distance **0.2km**



**27 PINRUSH ROAD BROOKFIELD  
VIC 3338**

 3  2  2

Sold Price

**\$549,000**

Sold Date **03-Mar-24**

Distance **1.03km**



**13 KACATICA PLACE BROOKFIELD  
VIC 3338**

 3  2  -

Sold Price

**\$515,000**

Sold Date **22-Feb-24**

Distance **1.13km**

RS = Recent sale

UN = Undisclosed Sale

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