

## 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

15 RANFURLIE 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

\$749,000

&

\$799,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$546,000

Property type

House

Suburb

Melton West

Period-from

01 Jun 2023

to

31 May 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

24 HAYWOOD GROVE MELTON WEST VIC 3337	\$750,000	14-Jul-23
674 EYNSBURY ROAD EYNSBURY VIC 3338	\$780,000	30-Dec-23

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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**24 HAYWOOD GROVE MELTON  
WEST VIC 3337**

 4  2  2

Sold Price **\$750,000** Sold Date **14-Jul-23**

Distance **0.57km**



**674 EYNESBURY ROAD  
EYNESBURY VIC 3338**

 3  2  5

Sold Price **\$780,000** Sold Date **30-Dec-23**

Distance **12.83km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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