

## 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

2/3 SOVEREIGN BOULEVARD 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

\$460,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$401,250

Property type

Unit

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

1/32 LADY PENRHYN DRIVE HARKNESS VIC 3337	\$470,000	01-Feb-24
15/51-55 TULLIDGE STREET MELTON VIC 3337	\$440,000	02-May-23
44 MAVI AVENUE MELTON VIC 3337	\$480,000	03-Sep-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.

This Statement of Information was prepared on: 11 June 2024



**1/32 LADY PENRHYN DRIVE  
 HARKNESS VIC 3337**

 3  2  2

Sold Price **\$470,000** Sold Date **01-Feb-24**

Distance **0.94km**



**15/51-55 TULLIDGE STREET  
 MELTON VIC 3337**

 3  2  2

Sold Price **\$440,000** Sold Date **02-May-23**

Distance **3.76km**



**44 MAVI AVENUE MELTON VIC  
 3337**

 3  2  2

Sold Price **\$480,000** Sold Date **03-Sep-23**

Distance **4.11km**

RS = Recent sale      UN = Undisclosed Sale

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