

## 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 BANKSIA PLACE 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

\$369,000

&

\$399,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Melton West

Period-from

01 Feb 2023

to

31 Jan 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

2 FERNBERG PLACE MELTON WEST VIC 3337	\$385,000	14-Nov-23
34 RATHDOWNE CIRCUIT MELTON WEST VIC 3337	\$435,000	10-Nov-23
3 REGENCY PLACE MELTON WEST VIC 3337	\$410,000	16-Jan-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.~~

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**2 FERNBERG PLACE MELTON  
WEST VIC 3337**

Sold Price **\$385,000** Sold Date **14-Nov-23**

 3  1  -

Distance **0.19km**



**34 RATHDOWNE CIRCUIT MELTON  
WEST VIC 3337**

Sold Price **\$435,000** Sold Date **10-Nov-23**

 3  1  -

Distance **0.6km**



**3 REGENCY PLACE MELTON WEST  
VIC 3337**

Sold Price <sup>RS</sup> **\$410,000** Sold Date **16-Jan-24**

 3  1  -

Distance **0.74km**

RS = Recent sale      UN = Undisclosed Sale

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