

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

3 KATRINA PLACE MELTON WEST VIC 3337

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single-Price

or range
between

\$779,000

&

\$809,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$537,500

Property type

House

Suburb

Melton West

Period-from

01 Aug 2022

to

31 Jul 2023

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 |
| 2 HIGHLANDER PLACE MELTON WEST VIC 3337 | \$935,000 | 05-Jun-23 |
| 5 CARLYON CLOSE MELTON WEST VIC 3337 | \$740,000 | 11-Aug-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: 28 August 2023



24 HAYWOOD GROVE MELTON WEST VIC 3337

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

Distance **1.84km**



2 HIGHLANDER PLACE MELTON WEST VIC 3337

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Sold Price **\$935,000** Sold Date **05-Jun-23**

Distance **1.76km**



5 CARLYON CLOSE MELTON WEST VIC 3337

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Sold Price ^{RS} **\$740,000** Sold Date **11-Aug-23**

Distance **1.87km**

RS = Recent sale UN = Undisclosed Sale

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