

## 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

36 FLEETWOOD 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

\$675,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

House

Suburb

Melton West

Period-from

01 Dec 2022

to

30 Nov 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

3 MCIVOR COURT MELTON WEST VIC 3337	\$720,000	17-Aug-23
7 PARKWAY MELTON WEST VIC 3337	\$695,000	16-Jul-23
5 ELLESMERE GROVE MELTON WEST VIC 3337	\$720,000	23-Jul-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: 04 December 2023



**3 MCIVOR COURT MELTON WEST VIC 3337**

 4  2  2

Sold Price

**\$720,000**

Sold Date

**17-Aug-23**

Distance

**0.18km**



**7 PARKWAY MELTON WEST VIC 3337**

 4  2  2

Sold Price

**\$695,000**

Sold Date

**16-Jul-23**

Distance

**0.29km**



**5 ELLESMERE GROVE MELTON WEST VIC 3337**

 4  2  2

Sold Price

**\$720,000**

Sold Date

**23-Jul-23**

Distance

**0.64km**

RS = Recent sale

UN = Undisclosed Sale

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