

## 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

41 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

\$579,000

&

\$599,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$537,500

Property type

House

Suburb

Melton West

Period-from

01 Sep 2022

to

31 Aug 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

5 MINT BOULEVARD HARKNESS VIC 3337	\$600,000	11-Jul-23
361 CENTENARY AVENUE MELTON WEST VIC 3337	\$590,000	10-Aug-23
13 CHERRY CLOSE HARKNESS VIC 3337	\$590,000	13-Jun-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 September 2023



**5 MINT BOULEVARD HARKNESS  
 VIC 3337**

 4  2  2

Sold Price **\$600,000** Sold Date **11-Jul-23**

Distance **1.58km**



**361 CENTENARY AVENUE MELTON  
 WEST VIC 3337**

 4  2  2

Sold Price <sup>RS</sup> **\$590,000** Sold Date **10-Aug-23**

Distance **1.38km**



**13 CHERRY CLOSE HARKNESS VIC  
 3337**

 4  2  2

Sold Price **\$590,000** Sold Date **13-Jun-23**

Distance **1.4km**

RS = Recent sale      UN = Undisclosed Sale

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