

## 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

42 HILTON WAY 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

\$515,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$535,000

Property type

House

Suburb

Melton West

Period-from

01 Apr 2023

to

31 Mar 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 PAUL COURT MELTON WEST VIC 3337	\$580,000	28-Feb-24
14 CATALINA PLACE MELTON WEST VIC 3337	\$530,000	12-Apr-24
2 HAVELOCK PLACE MELTON WEST VIC 3337	\$555,000	06-Feb-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.~~

This Statement of Information was prepared on: 15 April 2024



**2 PAUL COURT MELTON WEST VIC 3337** Sold Price **\$580,000** Sold Date **28-Feb-24**

3 2 2

Distance **0.4km**



**14 CATALINA PLACE MELTON WEST VIC 3337** Sold Price <sup>RS</sup> **\$530,000** Sold Date **12-Apr-24**

3 1 2

Distance **0.66km**



**2 HAVELOCK PLACE MELTON WEST VIC 3337** Sold Price **\$555,000** Sold Date **06-Feb-24**

3 1 -

Distance **0.75km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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