

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

5 KINGSLEY 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

\$545,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

House

Suburb

Melton West

Period-from

01 Nov 2022

to

31 Oct 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

7 ANTHONY COURT MELTON WEST VIC 3337	\$580,000	13-Nov-23
7 BECKER CLOSE MELTON WEST VIC 3337	\$632,000	21-Nov-23
3 LUMEA PLACE MELTON WEST VIC 3337	\$550,000	21-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: 29 November 2023



7 ANTHONY COURT MELTON WEST VIC 3337

3 2 1

Sold Price

^{RS} **\$580,000**

Sold Date **13-Nov-23**

Distance **0.44km**



7 BECKER CLOSE MELTON WEST VIC 3337

3 2 2

Sold Price

^{RS} **\$632,000**

Sold Date **21-Nov-23**

Distance **0.82km**



3 LUMEA PLACE MELTON WEST VIC 3337

3 2 3

Sold Price

\$550,000

Sold Date **21-Jun-23**

Distance **0.37km**



2 PASCOE COURT MELTON WEST VIC 3337

3 2 2

Sold Price

Sold Date **29-Jun-23**

Distance **1.27km**



5 ENDEAVOUR PLACE MELTON WEST VIC 3337

3 2 8

Sold Price

Sold Date **24-Aug-23**

Distance **1.31km**

RS = Recent sale

UN = Undisclosed Sale

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