

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 LUMEA 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

\$539,000

&

\$579,000

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

3 LUMEA PLACE MELTON WEST VIC 3337	\$550,000	05-Jul-23
2 ANTHONY COURT MELTON WEST VIC 3337	\$571,500	09-Aug-23
50 ARGYLL CIRCUIT MELTON WEST VIC 3337	\$545,000	30-Jul-22

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: 12 September 2023

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**3 LUMEA PLACE MELTON WEST
 VIC 3337**

 3  2  3

Sold Price ^{RS} **\$550,000** Sold Date **05-Jul-23**

Distance **0.03km**



**2 ANTHONY COURT MELTON
 WEST VIC 3337**

 4  2  2

Sold Price ^{RS} **\$571,500** ^{UN} Sold Date **09-Aug-23**

Distance **0.47km**



**50 ARGYLL CIRCUIT MELTON
 WEST VIC 3337**

 3  1  1

Sold Price **\$545,000** Sold Date **30-Jul-22**

Distance **0.54km**

RS = Recent sale UN = Undisclosed Sale

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