

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 PATRICIA 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

\$530,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Melton West

Period-from

01 Feb 2023

to

31 Jan 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 PATRICIA PLACE MELTON WEST VIC 3337	\$600,000	08-Jan-24
21 SMOULT DRIVE KURUNJANG VIC 3337	\$530,000	01-Nov-23
53 ONEILLS ROAD MELTON VIC 3337	\$525,000	11-Sep-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: 07 February 2024



**2 PATRICIA PLACE MELTON WEST
 VIC 3337**

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Sold Price

^{RS} **\$600,000**

Sold Date **08-Jan-24**

Distance **0.05km**



**21 SMOULT DRIVE KURUNJANG
 VIC 3337**

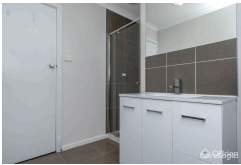
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Sold Price

\$530,000

Sold Date **01-Nov-23**

Distance **1.4km**



**53 ONEILLS ROAD MELTON VIC
 3337**

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Sold Price

\$525,000

Sold Date **11-Sep-23**

Distance **1.33km**

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

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