

## 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

7 WATERFORD 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

\$629,000

&

\$659,000

### 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

1 STATON CRESCENT MELTON WEST VIC 3337	\$630,000	18-Dec-23
36 MEADOW GLEN DRIVE MELTON WEST VIC 3337	\$650,000	15-Nov-23
16 SUNDERLAND WAY MELTON WEST VIC 3337	\$630,000	21-Mar-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: 26 April 2024



**1 STATION CRESCENT MELTON  
WEST VIC 3337**

 4  2  2

Sold Price **\$630,000** Sold Date **18-Dec-23**

Distance **0.44km**



**36 MEADOW GLEN DRIVE MELTON  
WEST VIC 3337**

 2  2  2

Sold Price **\$650,000** Sold Date **15-Nov-23**

Distance **0.3km**



**16 SUNDERLAND WAY MELTON  
WEST VIC 3337**

 3  2  2

Sold Price <sup>RS</sup> **\$630,000** Sold Date **21-Mar-24**

Distance **0.35km**

RS = Recent sale      UN = Undisclosed Sale

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