

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 Sheepfold Court 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

House

Suburb

Melton West

Period-from

01 Mar 2020

to

28 Feb 2021

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 Hilton Way Melton West VIC 3337	\$477,000	20-Oct-20
19 Cambrian Way Melton West VIC 3337	\$429,000	12-Jan-21
87 James Cook Drive Melton West VIC 3337	\$449,000	04-Sep-20

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: 11 March 2021



1 Hilton Way Melton West VIC 3337 Sold Price **\$477,000** Sold Date **20-Oct-20**

 3  2  2

Distance **0.21km**



19 Cambrian Way Melton West VIC 3337 Sold Price ^{RS} **\$429,000** Sold Date **12-Jan-21**

 3  1  2

Distance **0.49km**



87 James Cook Drive Melton West VIC 3337 Sold Price **\$449,000** Sold Date **04-Sep-20**

 3  2  2

Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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