

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

25-27 HERITAGE WAY 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

\$739,000

&

\$789,000

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

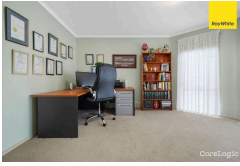
Date of sale

9 MARK PLACE MELTON WEST VIC 3337	\$730,000	25-Sep-23
64 DALRAY CRESCENT KURUNJANG VIC 3337	\$880,000	22-Nov-23
28 ARCHER DRIVE KURUNJANG VIC 3337	\$900,000	13-Jul-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: 08 April 2024



9 MARK PLACE MELTON WEST VIC 3337 Sold Price **\$730,000** Sold Date **25-Sep-23**

5 2 2

Distance **0.86km**



64 DALRAY CRESCENT KURUNJANG VIC 3337 Sold Price **\$880,000** Sold Date **22-Nov-23**

4 2 -

Distance **3.35km**



28 ARCHER DRIVE KURUNJANG VIC 3337 Sold Price **\$900,000** Sold Date **13-Jul-23**

5 2 10

Distance **3.8km**

RS = Recent sale UN = Undisclosed Sale

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