

## 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

1/18 RANFURLIE CIRCUIT 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

\$479,000

&

\$509,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melton West

Period-from

01 Sep 2023

to

31 Aug 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

7 ERDEN COURT HARKNESS VIC 3337	\$490,000	10-Sep-24
35 CHANTICLEER AVENUE HARKNESS VIC 3337	\$490,000	19-Apr-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: 30 September 2024

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**7 ERDEN COURT HARKNESS VIC 3337**

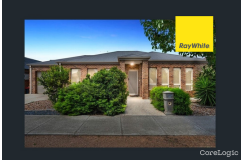
 4  2  -

Sold Price

<sup>RS</sup> **\$490,000**

Sold Date **10-Sep-24**

Distance **1.58km**



**35 CHANTICLEER AVENUE HARKNESS VIC 3337**

 3  2  1

Sold Price

**\$490,000**

Sold Date **19-Apr-24**

Distance **1.66km**

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

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