

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

3 James Cook Drive 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

\$569,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

House

Suburb

Melton West

Period-from

01 Sep 2020

to

31 Aug 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

| | | |
|---|-----------|-----------|
| 15 Becker Close Melton West VIC 3337 | \$581,000 | 01-Aug-21 |
| 14 Christopher Crescent Melton VIC 3337 | \$591,000 | 29-Mar-21 |
| 25 Palmerston Street Melton VIC 3337 | \$578,000 | 24-Aug-21 |

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: 20 September 2021

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15 Becker Close Melton West VIC 3337

Sold Price

^{RS}

\$581,000

Sold Date

01-Aug-21



4



2



4

Distance

0.91km



14 Christopher Crescent Melton VIC 3337

Sold Price

\$591,000

Sold Date

29-Mar-21



4



2



2

Distance

1.13km



25 Palmerston Street Melton VIC 3337

Sold Price

^{RS}

\$578,000

Sold Date

24-Aug-21



5



2



2

Distance

1.98km

RS = Recent sale

UN = Undisclosed Sale

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