



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**28 Westlake Drive,  
MELTON WEST 3337**

House



4 beds



6 baths



4 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$640,000 - \$670,000**

### Median sale price

Median **House** for **MELTON WEST** for period **Jan 2019 - Jun 2019**

Sourced from **pricefinder**.

**\$420,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**15 NORT HGAT E DR,**  
Harkness 3337

Price **\$637,500** Sold 16 July  
2019

**37 SOVEREIGN BVD,**  
Melton West 3337

Price **\$690,000** Sold 04 May  
2019

**2 ELLESMERE GR,**  
Melton West 3337

Price **\$605,500** Sold 02 May  
2019

This Statement of Information was prepared on 20th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from pricefinder.

### 361 Degrees Real Estate Melton

307-309 High Street,  
Melton VIC 3337

### Contact agents



**Anuj Narwal**

03 879 75588  
0410 120 588

[anuj.narwal@361realestate.com.au](mailto:anuj.narwal@361realestate.com.au)



**Zoe Crooks**

03 879 75588  
0426 796 001

[zoe@361realestate.com.au](mailto:zoe@361realestate.com.au)

