

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

17 Dumbarton Circuit 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

\$445,000

&

\$485,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$445,000

\*House

X

\*Unit

Suburb

Melton West

Period-from

01 Jul 2018

to

30 Jun 2019

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 11 Flemings Avenue Harkness VIC 3337 | \$438,000 | 25-May-19 |
| 239 Bulmans Road Harkness VIC 3337   | \$450,000 | 19-Jun-19 |
| 24 Noranda Circuit Harkness VIC 3337 | \$475,000 | 08-Feb-19 |

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.~~

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**11 Flemings Avenue Harkness VIC 3337**

 3  2  2

Sold Price

<sup>RS</sup> **\$438,000**

Sold Date **25-May-19**

Distance **0.72km**



**239 Bulmans Road Harkness VIC 3337**

 3  2  3

Sold Price

<sup>RS</sup> **\$450,000**

Sold Date **19-Jun-19**

Distance **0.8km**



**24 Noranda Circuit Harkness VIC 3337**

 3  2  3

Sold Price

**\$475,000**

Sold Date **08-Feb-19**

Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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