

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

51 Fairhaven Boulevard 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

\$369,000

&

\$399,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$436,250

Property type

House

Suburb

Melton West

Period-from

01 Dec 2018

to

30 Nov 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

24 Faircroft Drive Brookfield VIC 3338	\$380,000	15-Jun-19
27 Mallow Street Brookfield VIC 3338	\$398,000	16-Aug-19
20 Fantail Way Brookfield VIC 3338	\$390,000	19-Oct-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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24 Faircroft Drive Brookfield VIC 3338

3 2 2

Sold Price

\$380,000

Sold Date

15-Jun-19

Distance

0.49km



27 Mallow Street Brookfield VIC 3338

3 2 2

Sold Price

\$398,000

Sold Date

16-Aug-19

Distance

2.12km



20 Fantail Way Brookfield VIC 3338

3 2 2

Sold Price

^{RS} **\$390,000** ^{UN}

Sold Date

19-Oct-19

Distance

2.18km

RS = Recent sale

UN = Undisclosed Sale

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