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	2 HERITAGE WAY 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	$469,000	&	$499,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$531,000	Property type	House	Suburb	Melton West
Period-from	01 May 2024	to	30 Apr 2025	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
2 ANTHEM PLACE MELTON WEST VIC 3337	$485,000	15-Aug-24
5 JULIAN PLACE MELTON WEST VIC 3337	$470,000	26-Feb-25
5 PATRICIA PLACE MELTON WEST VIC 3337	$480,000	28-Mar-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: 08 May 2025

Damien Spiteri
P 039746888
M 0403294009
E dspiteri@hockingstuart.com



2 ANTHEM PLACE MELTON WEST VIC 3337

3 1 2

Sold Price **$485,000** Sold Date **15-Aug-24**

Distance **0.24km**



5 JULIAN PLACE MELTON WEST VIC 3337

3 1 2

Sold Price **$470,000** Sold Date **26-Feb-25**

Distance **0.55km**



5 PATRICIA PLACE MELTON WEST VIC 3337

3 1 2

Sold Price **$480,000** Sold Date **28-Mar-24**

Distance **0.61km**

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

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