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	4 FERNEAUX PLACE 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	$455,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$550,000	Property type	House	Suburb	Melton West
Period-from	01 Feb 2022	to	31 Jan 2023	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
104 BARRIES ROAD MELTON VIC 3337	$440,000	14-Dec-22
24 ESSEX DRIVE MELTON VIC 3337	$440,000	06-Feb-23
3 RICHARD ROAD MELTON SOUTH VIC 3338	$450,000	19-Dec-22

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: 23 February 2023

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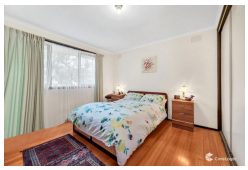
104 BARRIES ROAD MELTON VIC 3337

3 1 2

Sold Price RS **$440,000**

Sold Date **14-Dec-22**

Distance **1.47km**



24 ESSEX DRIVE MELTON VIC 3337

3 1 2

Sold Price

Sold Date **06-Feb-23**

Distance **2.14km**



3 RICHARD ROAD MELTON SOUTH VIC 3338

3 1 2

Sold Price **$450,000**

Sold Date **19-Dec-22**

Distance **2.45km**

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

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