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 ENDEAVOUR 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~~		or range between	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$524,750	Property type	House	Suburb	Melton West
Period-from	01 Mar 2024	to	28 Feb 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
8 SOUTHDEAN MELTON WEST VIC 3337	$570,000	07-Nov-24
60 FLEETWOOD CIRCUIT MELTON WEST VIC 3337	$651,000	07-Oct-24
14 PAUL COURT MELTON WEST VIC 3337	$600,000	07-Nov-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: 24 March 2025

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8 SOUTHDEAN MELTON WEST VIC 3337

4 2 2

Sold Price **$570,000** Sold Date **07-Nov-24**

Distance **0.45km**



60 FLEETWOOD CIRCUIT MELTON WEST VIC 3337

4 2 2

Sold Price **$651,000** Sold Date **07-Oct-24**

Distance **0.44km**



14 PAUL COURT MELTON WEST VIC 3337

4 2 1

Sold Price **$600,000** Sold Date **07-Nov-24**

Distance **0.69km**

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

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