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	43 Meadow Glen Drive Melton West, 3337

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	$550,000 & $590,000

Median sale price

Median price	$559,000	Property Type	HOUSE	Suburb	MELTON WEST
Period - From	01-Dec-2022	to	13-Feb-2023	Source	Pricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	7 Lisa Place, Melton West VIC 3337	$515,000	20-Feb-2023
2	2 Hannah Close, Melton West VIC 3337	$550,000	16-Feb-2023
3	6 Loncaster Way, Melton West VIC 3337	$515,000	14-Dec-2022

This statement of information was prepared on 10-Mar-2023 at 5:01:31 PM EST