



we know west

Lee Gonera

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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

12 Hoddle Court 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

\$493,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

*House

X

*Unit

Suburb

Melton West

Period-from

01 Apr 2018

to

31 Mar 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 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

3 Barleycorn Place Melton West VIC 3337	\$480,000	17-Nov-18
38 Stanley Crescent Brookfield VIC 3338	\$500,000	03-Nov-18
7 Linlithgow Way Melton West VIC 3337	\$498,000	24-Aug-18

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 six months.~~

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3 Barleycorn Place Melton West VIC 3337

Sold Price

\$480,000

Sold Date

17-Nov-18

4 2 6

Distance

1.02km



38 Stanley Crescent Brookfield VIC 3338

Sold Price

\$500,000

Sold Date

03-Nov-18

4 2 2

Distance

1.67km



7 Linlithgow Way Melton West VIC 3337

Sold Price

\$498,000

Sold Date

24-Aug-18

4 2 1

Distance

1.77km

RS = Recent sale

UN = Undisclosed Sale

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