

STATEMENT OF INFORMATION

3 ERDEN COURT, MELTON WEST, VIC 3337

PREPARED BY DAVID ZAMMIT, PROFESSIONALS CAROLINE SPRINGS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 ERDEN COURT, MELTON WEST, VIC

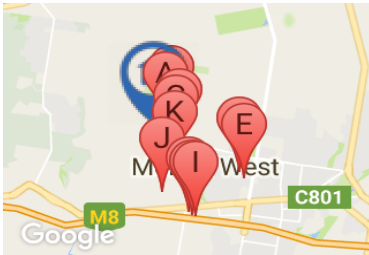
 4  2  2

Indicative Selling Price

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

Provided by: David Zammit, Professionals Caroline Springs

SUBURB MEDIAN



Suburb Median Sale Price (House)

\$350,000

01 April 2016 to 31 March 2017

Provided by: 

COMPARABLE PROPERTIES

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.



13 MAPLE CL, MELTON WEST, VIC 3337

 4  2  2

Sale Price

\$350,000

Sale Date: 07/02/2017

Distance from Property: 289m 



9 CHANTICLEER AVE, MELTON WEST, VIC 3337

 4  2  2

Sale Price

***\$360,000**

Sale Date: 06/02/2017

Distance from Property: 452m 



9 SUTTON GR, MELTON WEST, VIC 3337

 4  2  2

Sale Price

\$372,000

Sale Date: 06/02/2017

Distance from Property: 2.6km 

This report has been compiled on 17/05/2017 by Professionals Caroline Springs. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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63 FAIRHAVEN BVD, MELTON WEST, VIC 3337  4  2  2

Sale Price
\$350,000

Sale Date: 26/01/2017

Distance from Property: 2.8km



8 ST JOHN PL, MELTON WEST, VIC 3337  4  3  2

Sale Price
\$362,000

Sale Date: 24/01/2017

Distance from Property: 2.8km



19 RIVER VIEWS RD, MELTON WEST, VIC 3337  4  2  2

Sale Price
\$401,000

Sale Date: 15/12/2016

Distance from Property: 848m



16 MERRYSTOWE WAY, MELTON WEST, VIC  4  2  2

Sale Price
\$387,000

Sale Date: 23/11/2016

Distance from Property: 912m



11 EDINBURGH PL, MELTON WEST, VIC 3337  4  2  2

Sale Price
\$300,000

Sale Date: 02/11/2016

Distance from Property: 2.6km





49 FAIRHAVEN BVD, MELTON WEST, VIC 3337  4  2  2

Sale Price
\$362,000

Sale Date: 01/11/2016

Distance from Property: 2.8km 



8 STATON CRES, MELTON WEST, VIC 3337  4  2  2

Sale Price
\$380,000

Sale Date: 15/10/2016

Distance from Property: 2km 



15 PAUL HARRIS DR, MELTON WEST, VIC 3337  5  2  2

Sale Price
\$405,000

Sale Date: 28/08/2016

Distance from Property: 1.3km 

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

3 ERDEN COURT, MELTON WEST, VIC 3337

Indicative selling price

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

Single Price / Range

Median sale price

Median price

\$350,000

House

Unit

Suburb

MELTON WEST

Period

01 April 2016 to 31 March 2017

Source



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
13 MAPLE CL, MELTON WEST, VIC 3337	\$350,000	07/02/2017
9 CHANTICLEER AVE, MELTON WEST, VIC 3337	*\$360,000	06/02/2017
9 SUTTON GR, MELTON WEST, VIC 3337	\$372,000	06/02/2017
63 FAIRHAVEN BVD, MELTON WEST, VIC 3337	\$350,000	26/01/2017

8 ST JOHN PL, MELTON WEST, VIC 3337	\$362,000	24/01/2017
19 RIVER VIEWS RD, MELTON WEST, VIC 3337	\$401,000	15/12/2016
16 MERRYSTOWE WAY, MELTON WEST, VIC 3337	\$387,000	23/11/2016
11 EDINBURGH PL, MELTON WEST, VIC 3337	\$300,000	02/11/2016
49 FAIRHAVEN BVD, MELTON WEST, VIC 3337	\$362,000	01/11/2016
8 STATON CRES, MELTON WEST, VIC 3337	\$380,000	15/10/2016
15 PAUL HARRIS DR, MELTON WEST, VIC 3337	\$405,000	28/08/2016