



## 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)

23 Willandra Boulevard, MELTON WEST, 3337

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price

or range between

\$420,000

&

\$460,000

### Median sale price

Median price

\$399,000

Property type

House

Suburb

MELTON WEST, 3337

Period from

27/03/2017

to

18/06/2017

Source

RP Data

### Comparable property sale

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

5 Karinya Way, MELTON WEST, 3337 Victoria

\$480,000

29/05/2017

78 Black Knight Way, KURUNJANG, 3337 Victoria

\$450,000

19/06/2017

32 Willandra Boulevard, MELTON WEST, 3337 Victoria

\$405,000

28/03/2017